HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

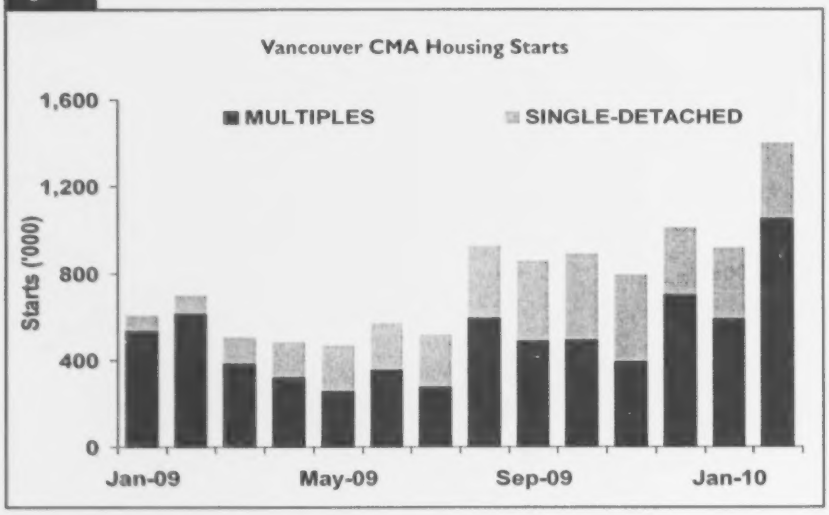
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2010

Vancouver CMA New Housing Market Activity

In February, 1,402 new housing units broke ground in the Vancouver Census Metropolitan Area (CMA), double the number recorded for the same month a year ago. For the first two months, the housing starts tally was 2,319, 77 per cent higher than the same period 12 months prior. However, these increases should not be overstated. The first few months of 2009 saw some of the lowest levels of homebuilding on record, so year-over-year comparisons are large. With absorptions (sales) catching up with the rate of completion of new housing units, the market is on the way back to healthy levels of new home construction, in line with homeownership demand.

Figure 1



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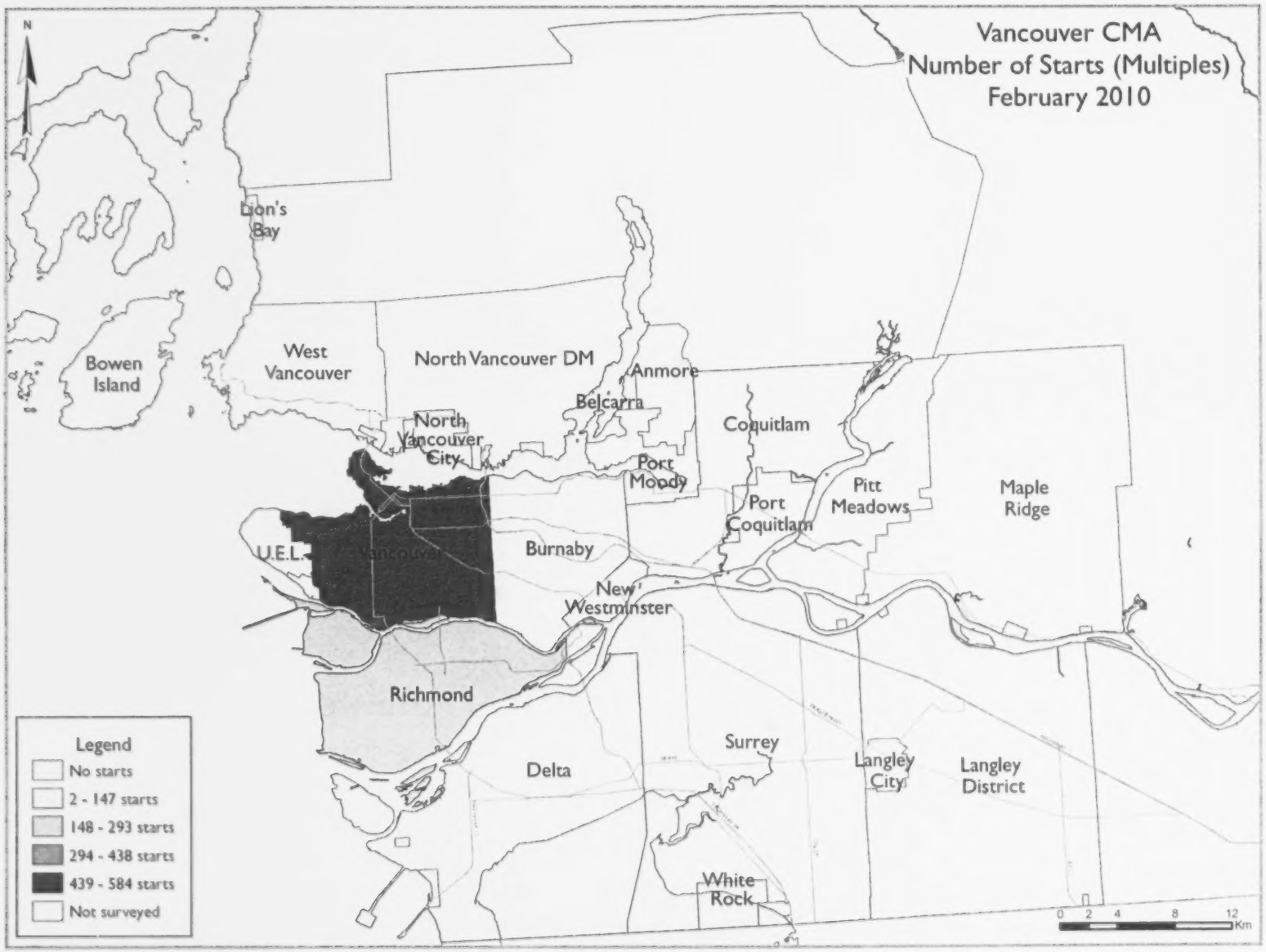
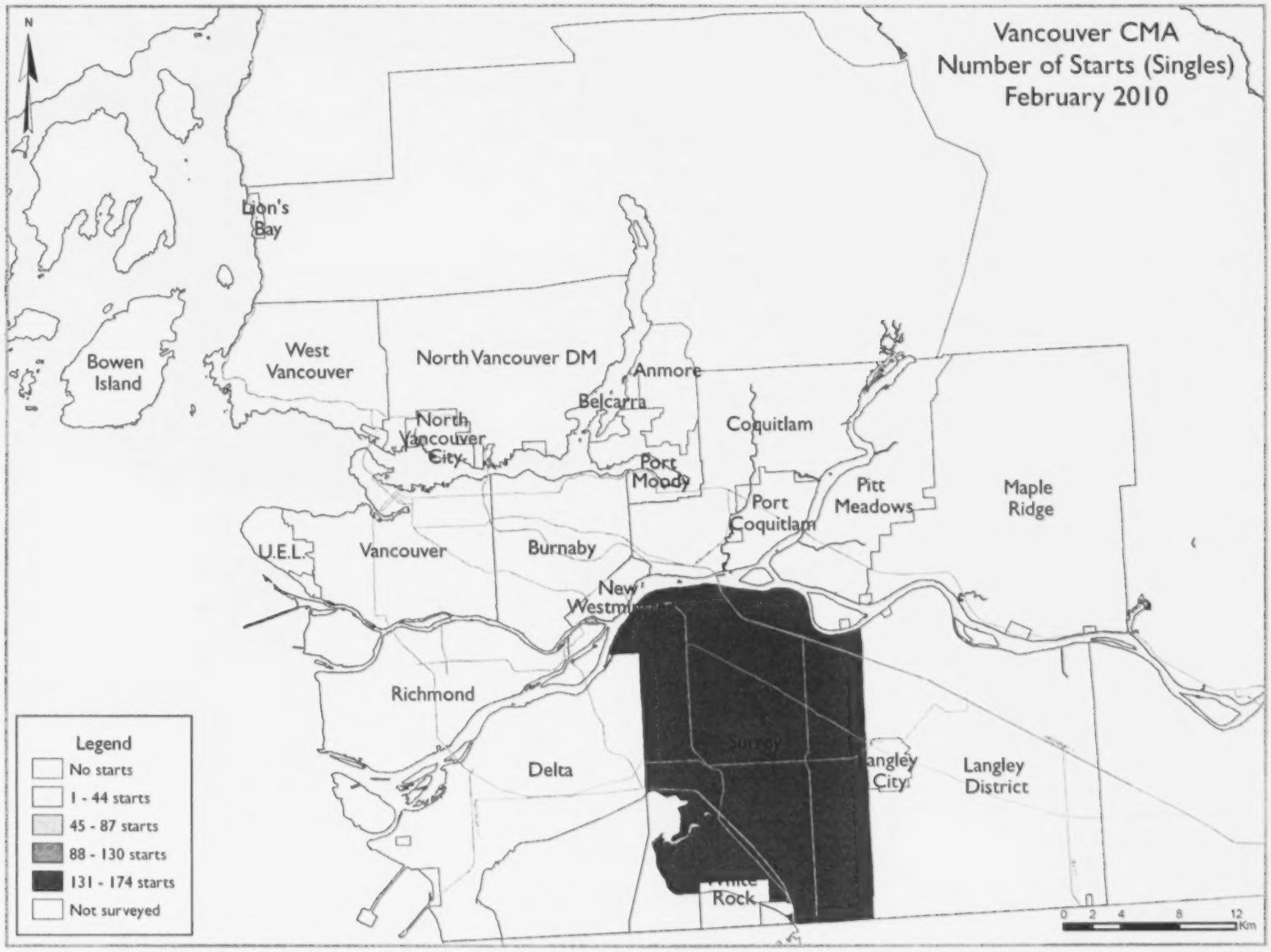
The main boost to housing starts in February was from a few large-scale multiple-unit residential projects in Vancouver City, while the number of new single-detached residential homes to break ground remained solid. In total, concrete was poured for more than 800 apartment homes in the Vancouver CMA. The concentration of these new residential projects is largely in areas where the rate of absorption for new housing has been more robust.

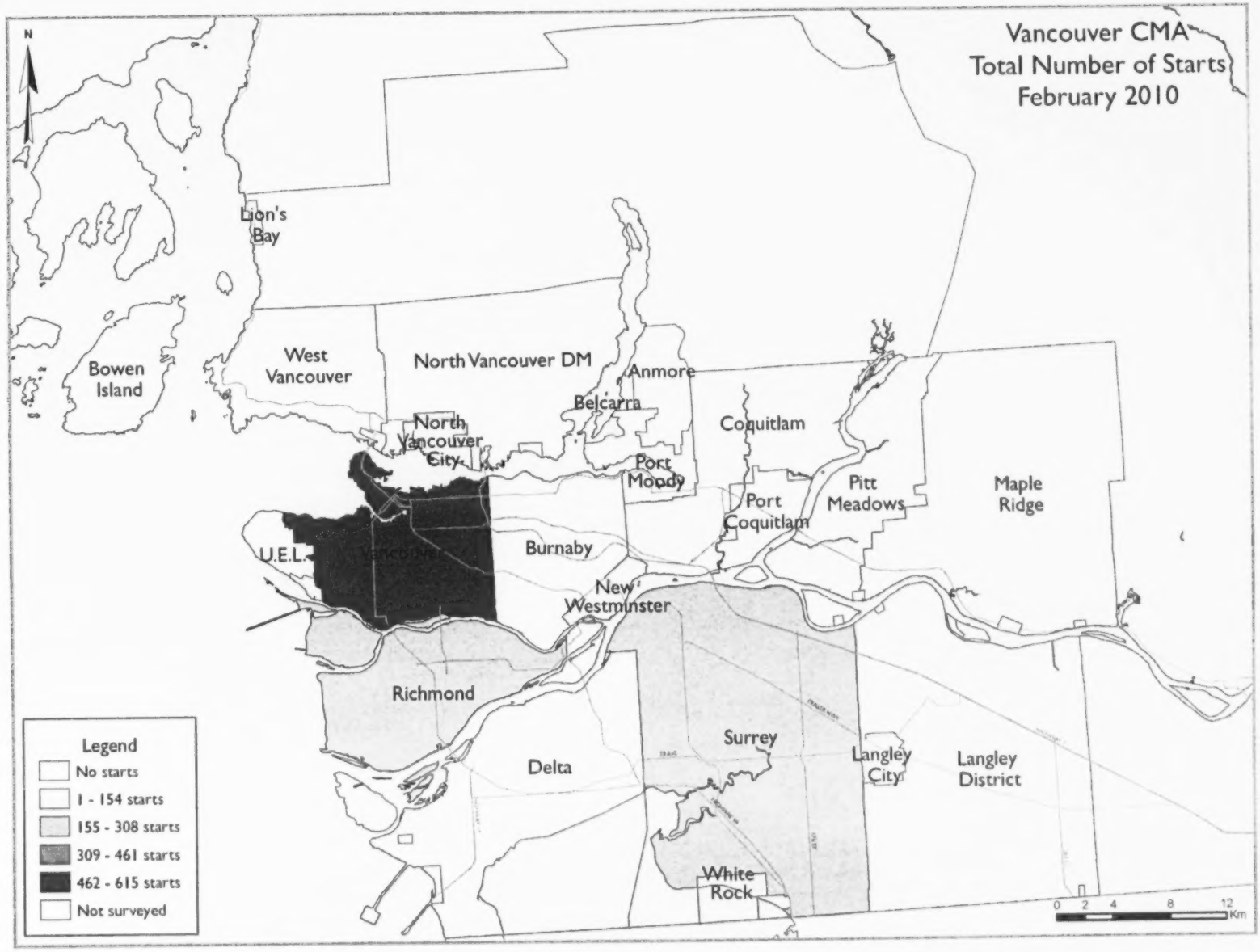
Abbotsford CMA New Housing Activity

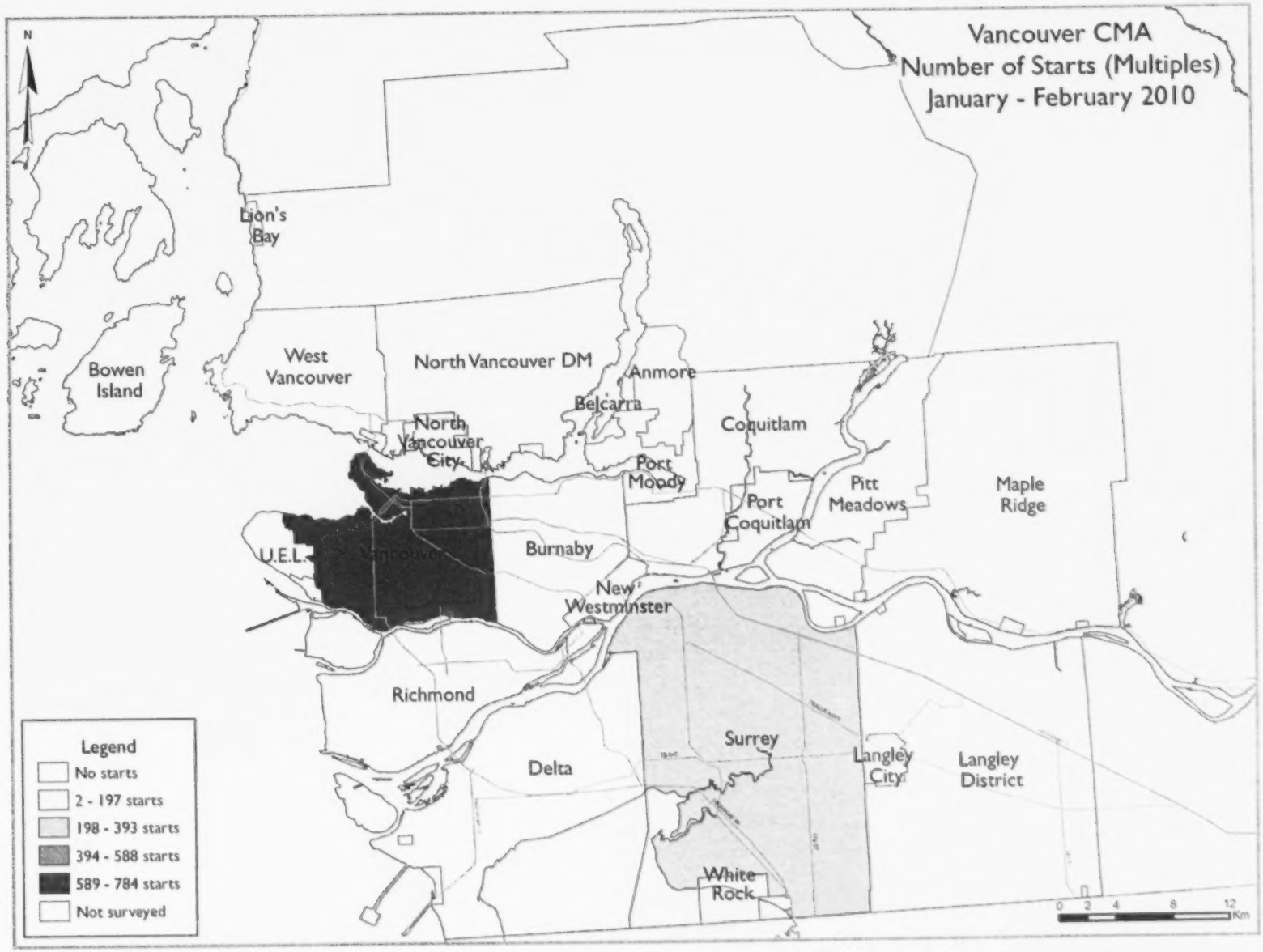
In the Abbotsford CMA, 37 homes were started during February, compared to 28 starts one year ago. The rate of absorption of new housing is gaining some momentum and the number of completed and unabsorbed new housing units per capita has declined to almost par with that for the Vancouver CMA.

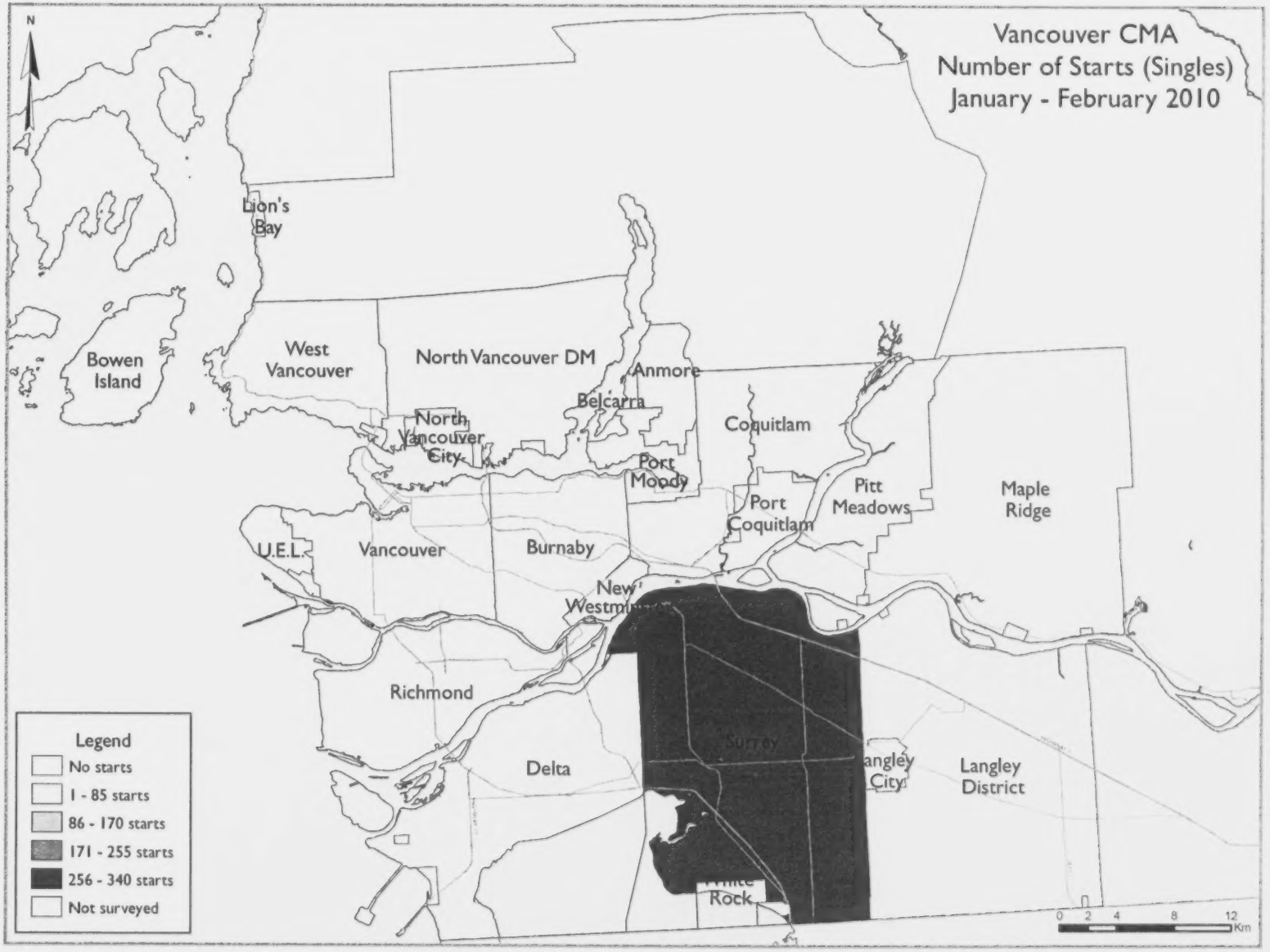
New home construction in Vancouver expanded to 18,100 units seasonally adjusted at annual rates (SAAR) in February, from 12,700 a month earlier. Provincial home starts in urban areas increased to 26,900 units SAAR in February, from 24,900 in January. At the national level, total housing starts rose to 196,700 units SAAR in February from 185,400 units a month prior.

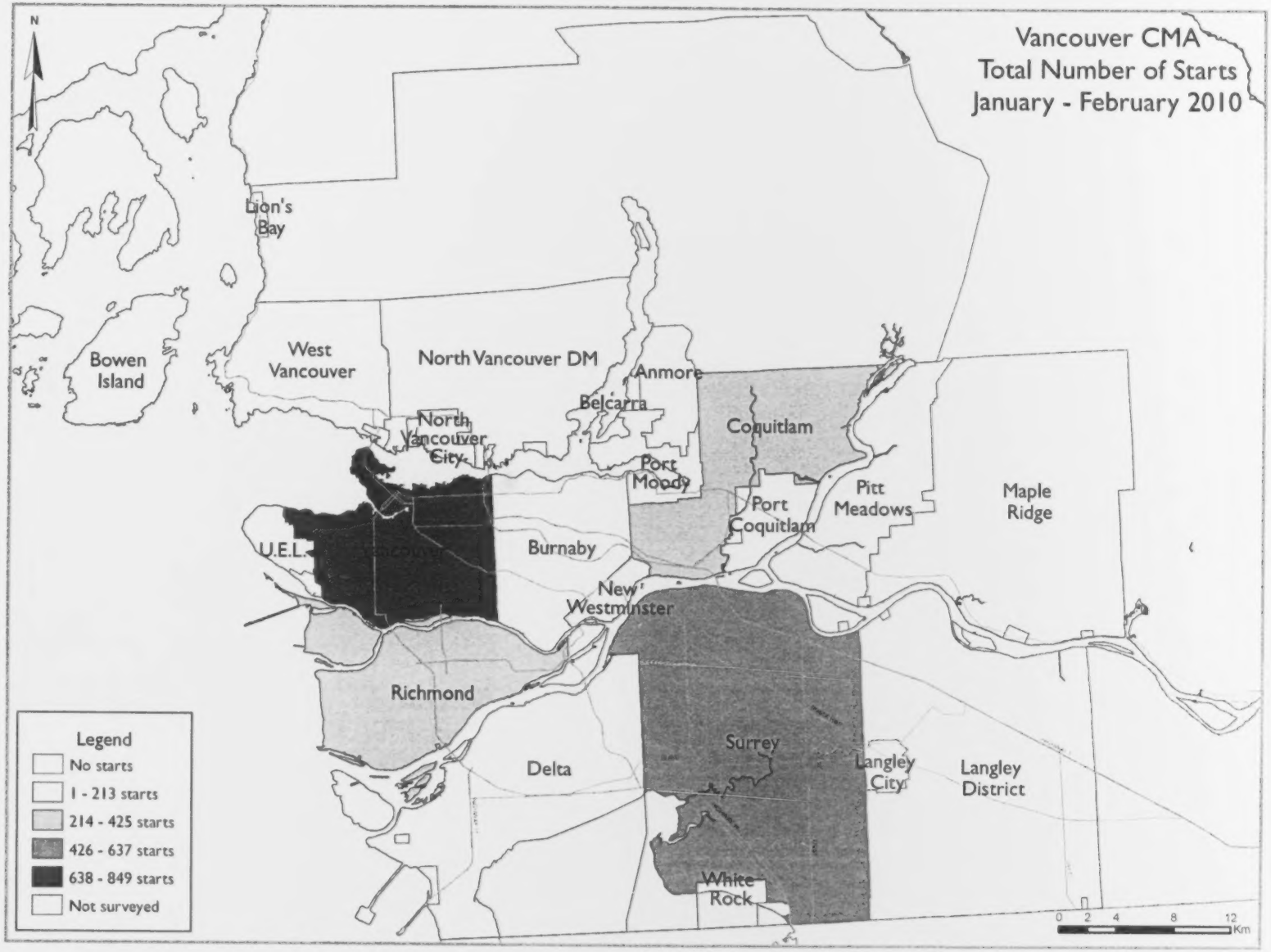

Vancouver CMA
Number of Starts (Multiples)
February 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
2 - 147 starts
148 - 293 starts
294 - 438 starts
439 - 584 starts
Not surveyed
0 2 4 8 12
Km

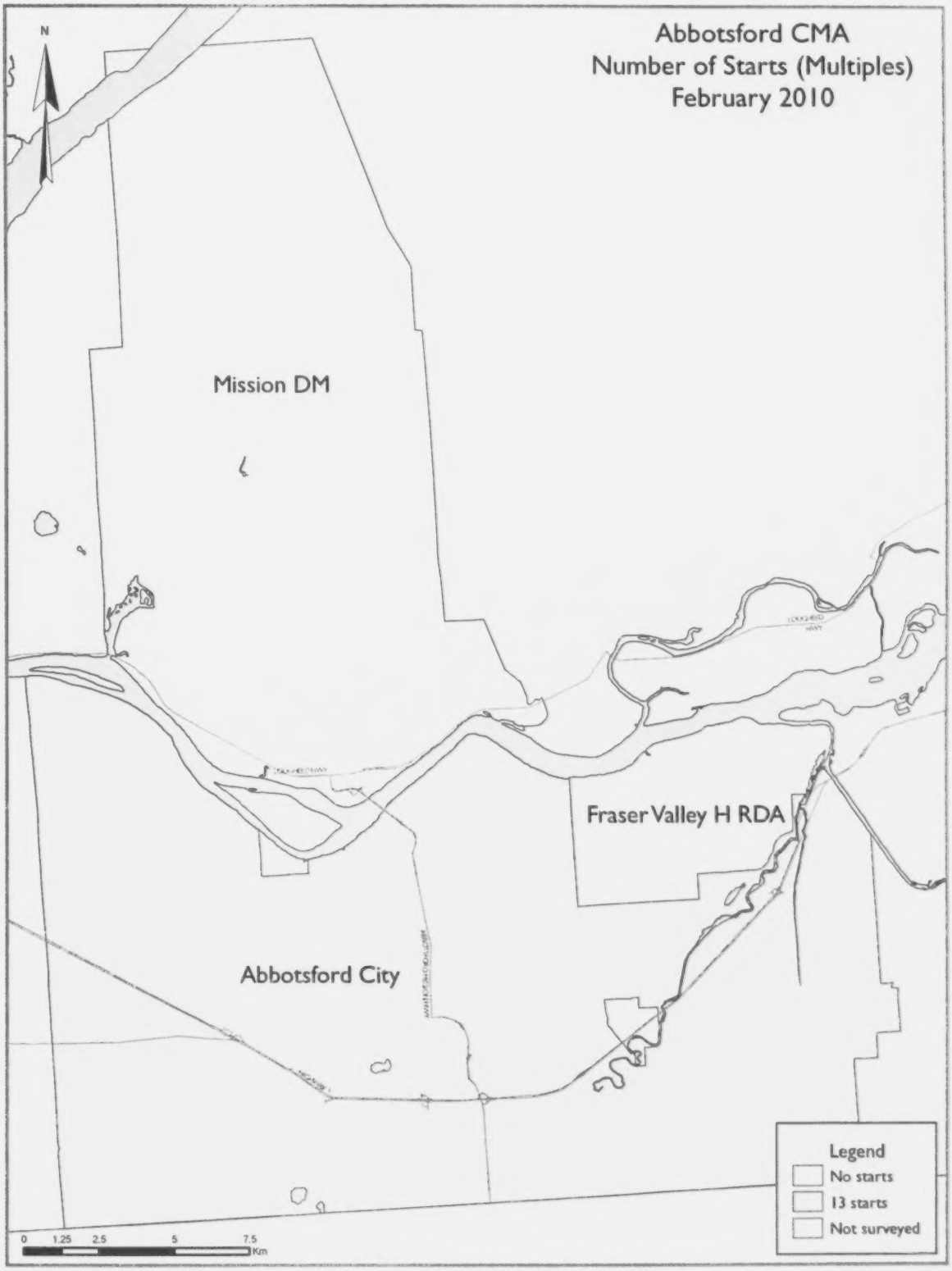

Vancouver CMA
Number of Starts (Singles)
February 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
1 - 44 starts
45 - 87 starts
88 - 130 starts
131 - 174 starts
Not surveyed
0 2 4 8 12 Km

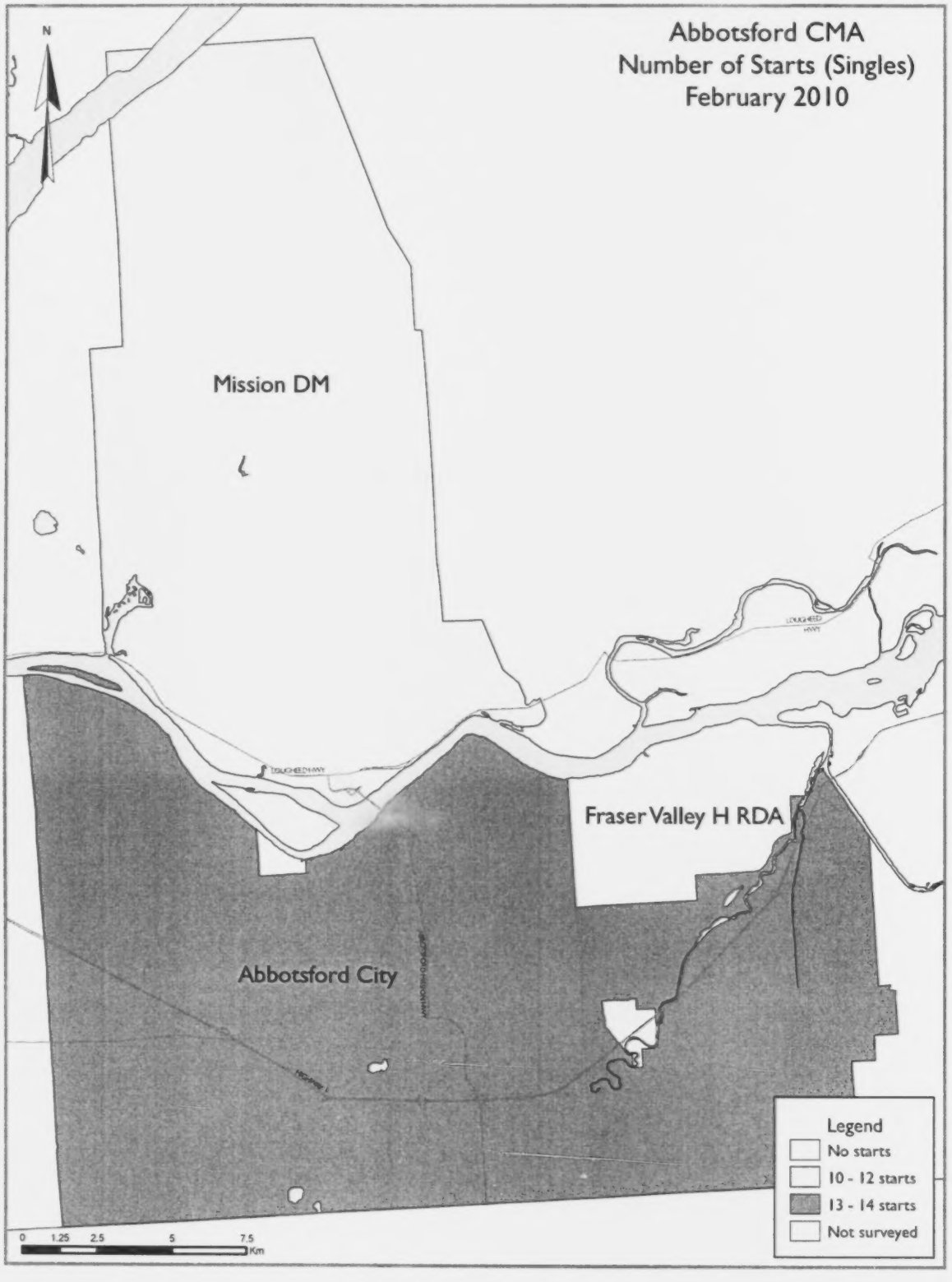

Vancouver CMA
Total Number of Starts
February 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
1 - 154 starts
155 - 308 starts
309 - 461 starts
462 - 615 starts
Not surveyed
0 2 4 8 12
Km

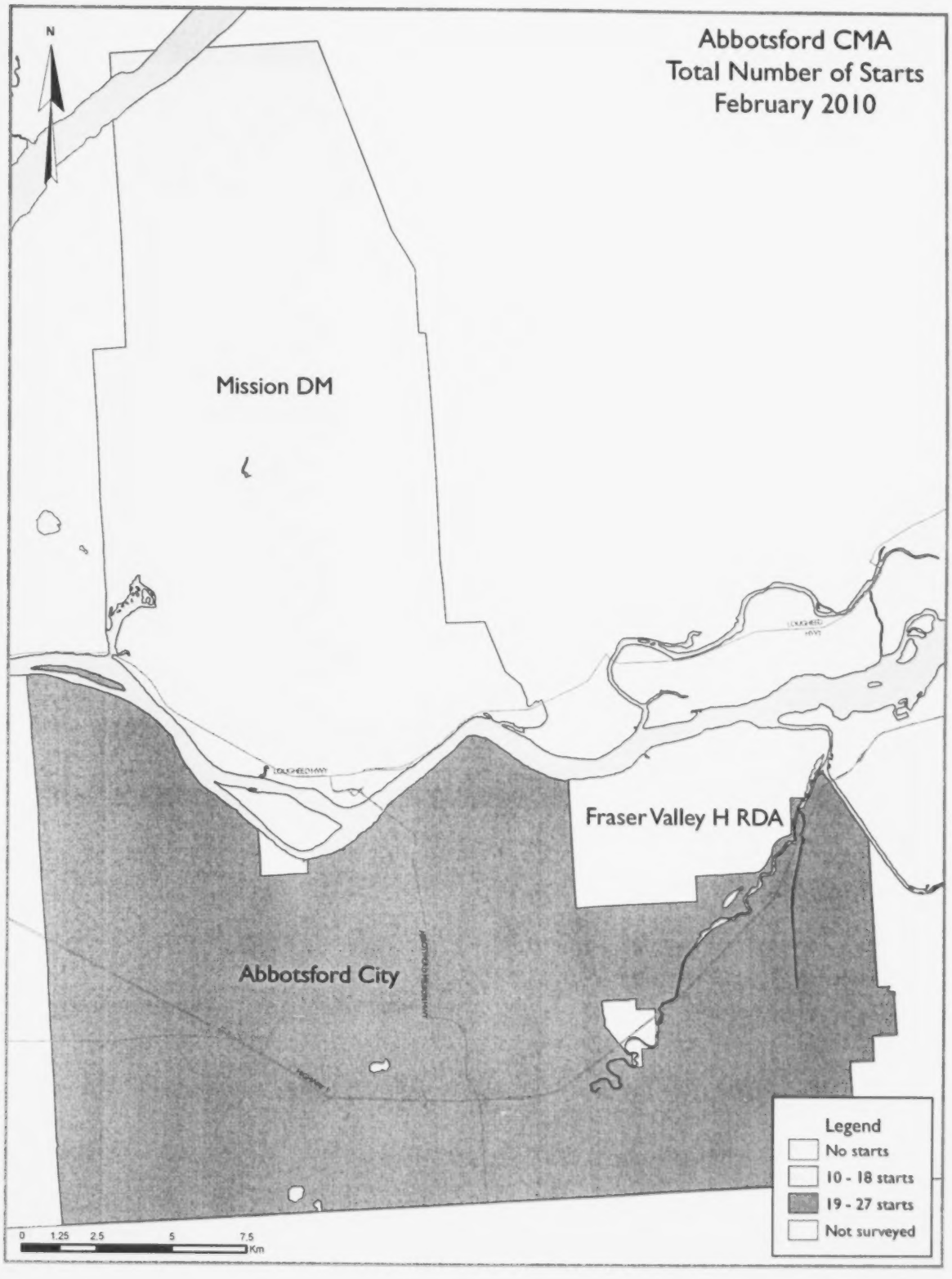

Vancouver CMA
Number of Starts (Multiples)
January - February 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
Legend
No starts
2 - 197 starts
198 - 393 starts
394 - 588 starts
589 - 784 starts
Not surveyed
0 2 4 8 12
Km

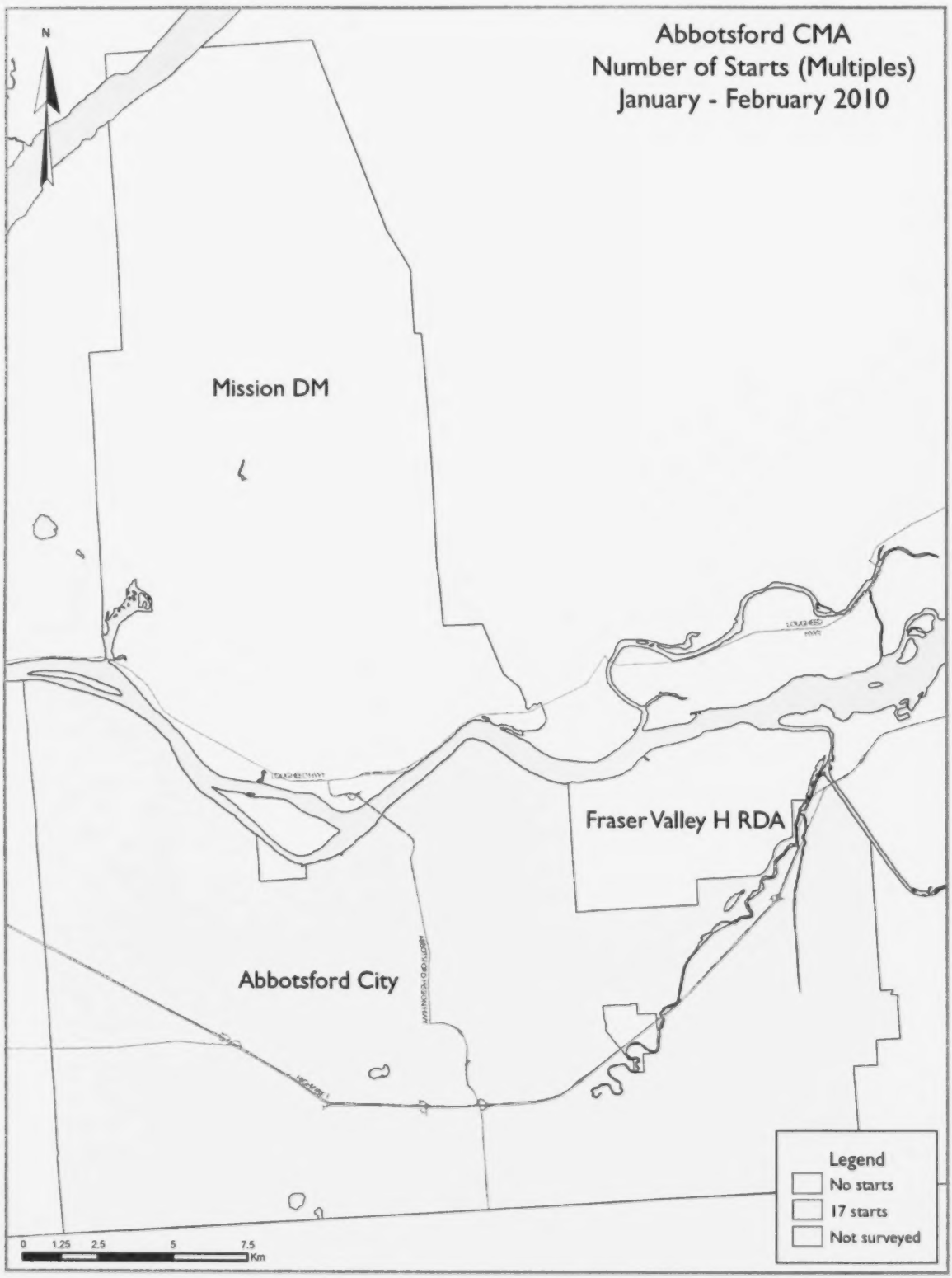

Vancouver CMA
Number of Starts (Singles)
January - February 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
1 - 85 starts
86 - 170 starts
171 - 255 starts
256 - 340 starts
Not surveyed
0 2 4 8 12
Km

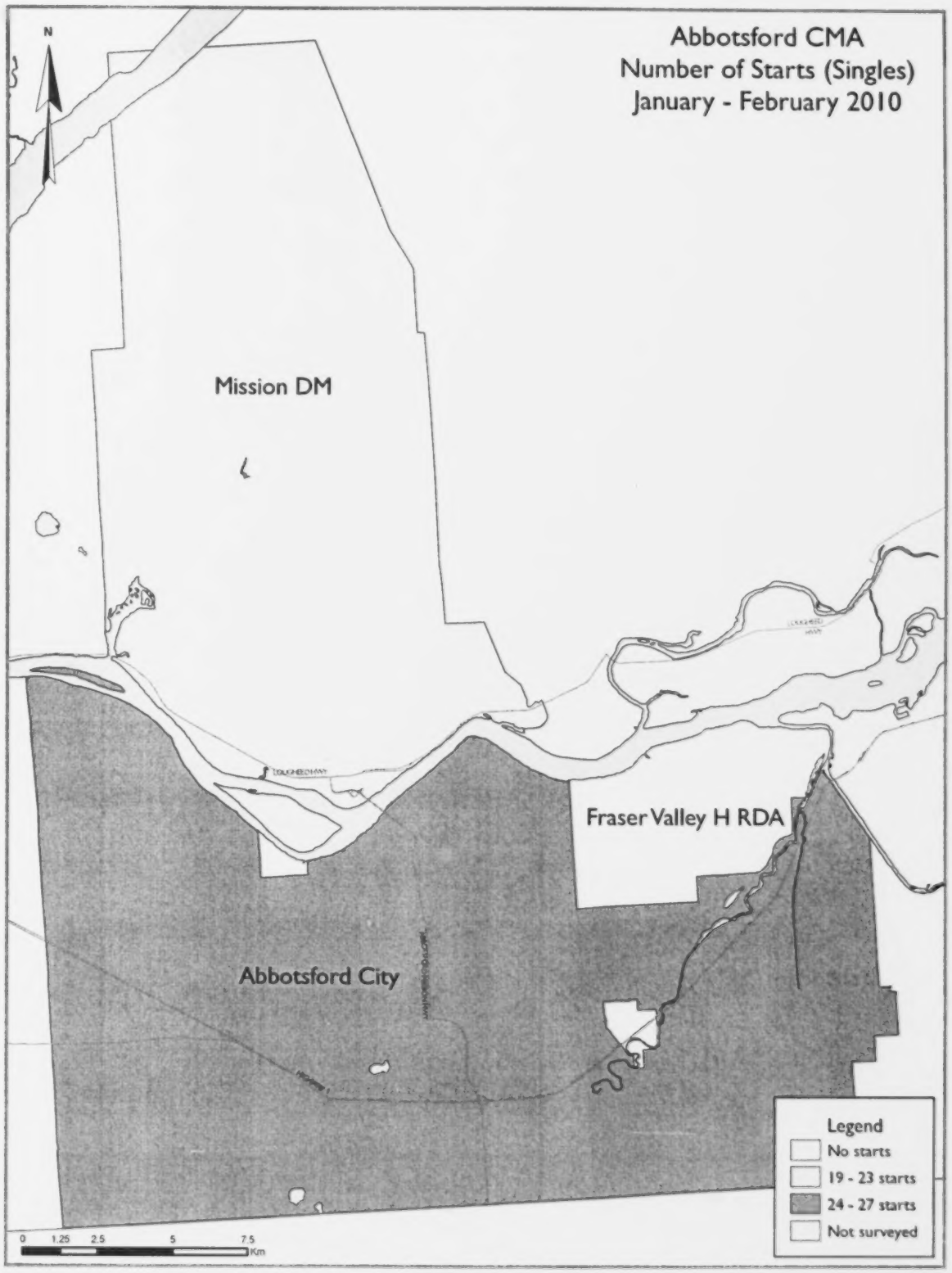

Vancouver CMA
Total Number of Starts
January - February 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
Legend
No starts
1 - 213 starts
214 - 425 starts
426 - 637 starts
638 - 849 starts
Not surveyed
0 2 4 8 12
Km

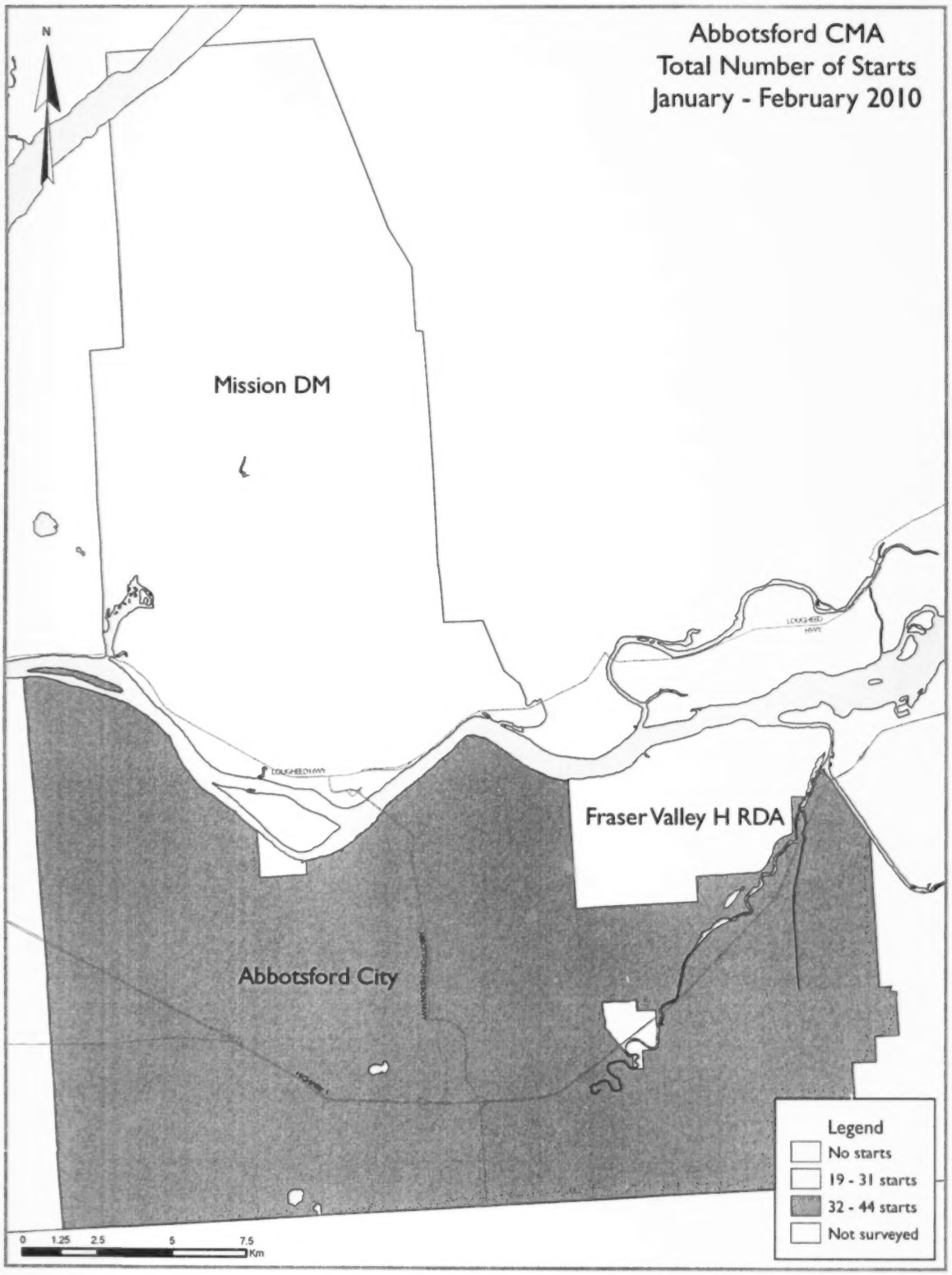

Abbotsford CMA
Number of Starts (Multiples)
February 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
13 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Singles)
February 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
10 - 12 starts
13 - 14 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Total Number of Starts
February 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
10 - 18 starts
19 - 27 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Multiples)
January - February 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
17 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Singles)
January - February 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
19 - 23 starts
24 - 27 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Total Number of Starts
January - February 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
19 - 31 starts
32 - 44 starts
Not surveyed
0 1.25 2.5 5 7.5
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2010	348	26	86	0	160	526	4	252	1,402
February 2009	85	12	44	0	45	507	2	6	701
% Change	**	116.7	95.5	n/a	**	3.7	100.0	**	100.0
Year-to-date 2010	670	52	282	1	293	675	9	337	2,319
Year-to-date 2009	155	18	50	1	267	761	3	55	1,310
% Change	**	188.9	**	0.0	9.7	-11.3	200.0	**	77.0
UNDER CONSTRUCTION									
February 2010	2,870	218	903	21	1,938	8,561	18	776	15,305
February 2009	2,750	247	568	33	2,570	16,918	8	1,112	24,206
% Change	4.4	-11.7	59.0	-36.4	-24.6	-49.4	125.0	-30.2	-36.8
COMPLETIONS									
February 2010	271	8	50	2	184	570	0	20	1,105
February 2009	278	42	26	0	162	706	21	6	1,241
% Change	-2.5	-81.0	92.3	n/a	13.6	-19.3	-100.0	**	-11.0
Year-to-date 2010	512	24	88	7	336	2,956	1	214	4,138
Year-to-date 2009	529	66	82	3	290	1,667	21	14	2,672
% Change	-3.2	-63.6	7.3	133.3	15.9	77.3	-95.2	**	54.9
COMPLETED & NOT ABSORBED									
February 2010	515	52	81	3	223	1,671	0	23	2,568
February 2009	1,120	160	150	24	343	543	12	39	2,391
% Change	-54.0	-67.5	-46.0	-87.5	-35.0	**	-100.0	-41.0	7.4
ABSORBED									
February 2010	304	12	54	2	208	399	0	21	1,000
February 2009	278	23	24	0	182	732	9	3	1,251
% Change	9.4	-47.8	125.0	n/a	14.3	-45.5	-100.0	**	-20.1
Year-to-date 2010	555	37	90	7	384	1,993	1	35	3,102
Year-to-date 2009	513	49	66	5	314	1,678	9	10	2,644
% Change	8.2	-24.5	36.4	40.0	22.3	18.8	-88.9	**	17.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1a: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
February 2010	25	8	0	0	0	0	0	0	33
February 2009	7	0	0	0	0	139	0	0	146
Delta									
February 2010	18	2	0	0	0	0	0	0	20
February 2009	8	0	0	0	9	0	0	1	18
Langley									
February 2010	13	0	26	0	19	0	0	0	58
February 2009	7	0	10	0	0	0	1	0	18
Maple Ridge / Pitt Meadows									
February 2010	24	0	0	0	0	0	1	0	25
February 2009	5	0	0	0	0	0	0	0	5
New Westminster									
February 2010	8	0	0	0	0	0	0	0	8
February 2009	0	0	0	0	0	0	0	0	0
North Vancouver									
February 2010	1	4	0	0	0	0	0	0	5
February 2009	1	0	2	0	0	0	0	0	3
Richmond									
February 2010	22	0	28	0	18	125	0	0	193
February 2009	5	0	8	0	13	0	0	0	26
Surrey									
February 2010	174	0	8	0	97	0	0	20	299
February 2009	34	0	2	0	13	0	0	5	54
Tri-Cities									
February 2010	26	0	14	0	20	75	0	0	135
February 2009	6	2	2	0	10	0	0	0	20
University Endowment Lands									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	0	0	0	0	0	0	0
Vancouver City									
February 2010	28	12	8	0	6	326	3	232	615
February 2009	9	10	10	0	0	333	1	0	363
West Vancouver									
February 2010	9	0	0	0	0	0	0	0	9
February 2009	1	0	0	0	0	0	0	0	1
White Rock									
February 2010	0	0	2	0	0	0	0	0	2
February 2009	0	0	10	0	0	35	0	0	45
Vancouver CMA									
February 2010	348	26	86	0	160	526	4	252	1,402
February 2009	85	12	44	0	45	507	2	6	701

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket February 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
February 2010	126	70	0	0	73	1,004	5	0	1,278
February 2009	159	56	0	0	251	1,771	0	0	2,237
Delta									
February 2010	85	2	0	0	58	51	0	5	201
February 2009	123	2	0	0	116	0	0	13	254
Langley									
February 2010	145	4	146	0	169	62	0	0	526
February 2009	344	8	62	0	65	402	1	0	882
Maple Ridge / Pitt Meadows									
February 2010	166	0	0	1	121	165	1	2	456
February 2009	187	4	0	1	84	347	0	0	623
New Westminster									
February 2010	36	0	0	6	0	452	0	0	494
February 2009	25	2	0	0	4	860	0	0	891
North Vancouver									
February 2010	73	16	12	3	144	268	0	0	516
February 2009	95	16	26	1	63	722	0	32	955
Richmond									
February 2010	189	4	210	7	191	968	0	2	1,571
February 2009	139	6	154	6	282	1,454	0	6	2,047
Surrey									
February 2010	1,194	10	48	4	858	1,952	0	163	4,229
February 2009	923	22	26	25	1,115	3,725	0	158	5,994
Tri-Cities									
February 2010	146	14	154	0	169	181	0	50	714
February 2009	73	26	150	0	254	1,599	0	67	2,169
University Endowment Lands									
February 2010	9	0	0	0	4	137	0	134	284
February 2009	7	0	0	0	76	139	0	257	479
Vancouver City									
February 2010	494	86	295	0	151	3,269	12	420	4,727
February 2009	425	89	100	0	247	5,831	7	579	7,278
West Vancouver									
February 2010	131	12	0	0	0	8	0	0	151
February 2009	170	14	0	0	8	33	0	0	225
White Rock									
February 2010	18	0	34	0	0	44	0	0	96
February 2009	8	2	48	0	5	35	0	0	98
Vancouver CMA									
February 2010	2,870	218	903	21	1,938	8,561	18	776	15,305
February 2009	2,750	247	568	33	2,570	16,918	8	1,112	24,206

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
February 2010	13	2	0	0	15	0	0	0	30
February 2009	7	10	0	0	0	0	0	0	17
Delta									
February 2010	5	0	0	0	0	0	0	0	5
February 2009	0	0	0	0	0	0	0	0	0
Langley									
February 2010	12	2	8	0	19	0	0	0	41
February 2009	17	0	8	0	4	80	1	0	110
Maple Ridge / Pitt Meadows									
February 2010	21	0	0	0	0	0	0	0	21
February 2009	25	0	0	0	0	0	0	0	25
New Westminster									
February 2010	13	0	0	0	0	0	0	0	13
February 2009	4	2	0	0	0	94	0	0	100
North Vancouver									
February 2010	3	0	0	0	0	132	0	0	135
February 2009	8	0	0	0	0	0	0	0	8
Richmond									
February 2010	10	0	24	0	45	0	0	0	79
February 2009	36	2	4	0	0	0	3	0	45
Surrey									
February 2010	124	0	4	2	51	91	0	20	292
February 2009	79	0	2	0	115	0	16	6	218
Tri-Cities									
February 2010	36	0	0	0	30	0	0	0	66
February 2009	27	6	2	0	35	82	0	0	152
University Endowment Lands									
February 2010	1	0	0	0	0	0	0	0	1
February 2009	0	0	0	0	2	0	0	0	2
Vancouver City									
February 2010	21	4	8	0	24	347	0	0	404
February 2009	62	22	8	0	6	450	1	0	549
West Vancouver									
February 2010	7	0	0	0	0	0	0	0	7
February 2009	4	0	0	0	0	0	0	0	4
White Rock									
February 2010	2	0	6	0	0	0	0	0	8
February 2009	0	0	2	0	0	0	0	0	2
Vancouver CMA									
February 2010	271	8	50	2	184	570	0	20	1,105
February 2009	278	42	26	0	162	706	21	6	1,241

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
February 2010	41	5	0	0	11	51	0	0	108
February 2009	65	56	0	0	7	1	0	0	129
Delta									
February 2010	15	3	0	0	0	4	0	4	26
February 2009	23	4	0	0	6	8	0	0	41
Langley									
February 2010	27	2	8	2	14	58	0	0	111
February 2009	120	6	30	4	27	35	0	0	222
Maple Ridge / Pitt Meadows									
February 2010	38	2	0	0	8	52	0	0	100
February 2009	145	0	0	0	12	20	0	0	177
New Westminster									
February 2010	9	0	0	0	0	15	0	0	24
February 2009	12	4	0	0	0	0	0	0	16
North Vancouver									
February 2010	14	0	0	0	5	35	0	0	54
February 2009	38	7	0	0	9	14	0	0	68
Richmond									
February 2010	38	1	26	1	14	15	0	2	97
February 2009	69	2	34	3	40	15	0	1	164
Surrey									
February 2010	159	0	6	0	109	434	0	17	725
February 2009	375	0	8	14	190	152	12	26	777
Tri-Cities									
February 2010	10	2	20	0	9	150	0	0	191
February 2009	30	13	51	3	24	199	0	0	320
University Endowment Lands									
February 2010	0	0	0	0	8	28	0	0	36
February 2009	1	0	0	0	3	1	0	8	13
Vancouver City									
February 2010	112	37	11	0	40	789	0	0	989
February 2009	192	66	9	0	22	57	0	4	350
West Vancouver									
February 2010	40	0	0	0	3	23	0	0	66
February 2009	40	2	0	0	3	4	0	0	49
White Rock									
February 2010	4	0	10	0	2	17	0	0	33
February 2009	2	0	18	0	0	37	0	0	57
Vancouver CMA									
February 2010	515	52	81	3	223	1,671	0	23	2,568
February 2009	1,120	160	150	24	343	543	12	39	2,391

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
February 2010	20	3	0	0	12	0	0	0	35
February 2009	9	8	0	0	0	0	0	0	17
Delta									
February 2010	8	0	0	0	1	1	0	0	10
February 2009	0	0	0	0	0	0	0	0	0
Langley									
February 2010	10	0	8	0	20	5	0	0	43
February 2009	31	0	6	0	11	54	1	0	103
Maple Ridge / Pitt Meadows									
February 2010	35	0	0	0	5	4	0	0	44
February 2009	14	0	0	0	2	0	0	0	16
New Westminster									
February 2010	11	0	0	0	0	1	0	0	12
February 2009	0	0	0	0	0	94	0	0	94
North Vancouver									
February 2010	1	0	0	0	3	142	0	0	146
February 2009	4	0	0	0	3	0	0	0	7
Richmond									
February 2010	9	0	18	0	46	2	0	0	75
February 2009	30	0	4	0	5	36	3	0	78
Surrey									
February 2010	127	0	6	2	67	91	0	21	314
February 2009	90	0	2	0	119	36	4	3	254
Tri-Cities									
February 2010	37	0	4	0	30	6	0	0	77
February 2009	27	3	0	0	36	83	0	0	149
University Endowment Lands									
February 2010	2	0	0	0	2	3	0	0	7
February 2009	0	0	0	0	0	0	0	0	0
Vancouver City									
February 2010	34	9	12	0	21	143	0	0	219
February 2009	62	12	8	0	6	429	1	0	518
West Vancouver									
February 2010	6	0	0	0	0	1	0	0	7
February 2009	1	0	0	0	0	0	0	0	1
White Rock									
February 2010	1	0	6	0	1	0	0	0	8
February 2009	0	0	4	0	0	0	0	0	4
Vancouver CMA									
February 2010	304	12	54	2	208	399	0	21	1,000
February 2009	278	23	24	0	192	732	9	3	1,251

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Vancouver CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862
% Change	10.2	27.4	25.3	**	-11.1	28.0	**	125.3	32.4
2000	3,086	358	158	35	1,234	2,152	20	1,125	8,203

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	% Change
Anmore	0	1	0	0	0	0	0	0	0	1	-100.0
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	6	1	0	0	0	0	0	9	6	10	-40.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	6	1	0	0	0	0	0	0	6	1	**
Burnaby - Central Park	1	1	6	0	0	0	0	130	7	131	-94.7
Burnaby - Remainder	12	4	2	0	0	0	0	0	14	4	**
Burnaby Total	25	7	8	0	0	0	0	139	33	146	-77.4
Coquitlam	25	5	0	2	20	10	89	2	134	19	**
Delta - Tsawwassen	6	0	0	0	0	0	0	0	6	0	n/a
Delta - Ladner	12	1	2	0	0	0	0	1	14	2	**
Delta - North	0	7	0	0	0	9	0	0	0	16	-100.0
Delta	18	8	2	0	0	9	0	1	20	18	11.1
Langley City	0	1	0	0	0	0	0	0	0	1	-100.0
Langley District	13	7	0	0	19	0	26	10	58	17	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	23	5	0	0	0	0	0	0	23	5	**
New Westminster	8	0	0	0	0	0	0	0	8	0	n/a
North Vancouver City	0	0	4	0	0	0	0	2	4	2	100.0
North Vancouver DM	1	1	0	0	0	0	0	0	1	1	0.0
Pitt Meadows	2	0	0	0	0	0	0	0	2	0	n/a
Port Coquitlam	0	0	0	0	0	0	0	0	0	0	n/a
Port Moody	1	1	0	0	0	0	0	0	1	1	0.0
Richmond	22	5	2	0	16	13	153	8	193	26	**
Surrey - South	45	5	2	0	21	3	2	0	70	8	**
Surrey - Cloverdale	64	12	0	0	0	10	20	6	84	28	200.0
Surrey - North	61	13	0	0	74	0	6	1	141	14	**
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	4	4	0	0	0	0	0	0	4	4	0.0
Surrey Total	174	34	2	0	95	13	28	7	299	54	**
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	144	0	144	-100.0
Vancouver - Downtown	0	0	0	0	0	0	430	156	430	156	175.6
Vancouver - Kitsilano	0	0	4	0	0	0	0	0	4	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	5	0	0	0	0	0	2	33	7	33	-78.8
Vancouver - Marpole	2	0	0	0	0	0	2	0	4	0	n/a
Vancouver - Eastside	10	8	6	10	6	0	130	10	152	28	**
Vancouver - Mt. Pleasant	0	0	2	0	0	0	0	0	2	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	14	2	0	0	0	0	2	0	16	2	**
Vancouver Total	31	10	12	10	6	0	566	343	615	363	69.4
West Vancouver	9	1	0	0	0	0	0	0	9	1	**
White Rock	0	0	0	0	0	0	2	45	2	45	-95.6
Vancouver CMA	352	87	30	12	156	45	864	557	1,402	701	100.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Anmore	4	1	0	0	0	0	0	0	4	1	**
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	1	0	0	0	0	0	2	0	3	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	7	2	0	0	0	32	0	9	7	43	-83.7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	9	3	6	0	0	0	0	0	15	3	**
Burnaby - Central Park	3	1	6	0	0	0	0	130	9	131	-93.1
Burnaby - Remainder	17	9	14	4	5	12	0	0	36	25	44.0
Burnaby Total	36	15	26	4	5	44	0	139	67	202	-66.8
Coquitlam	50	6	4	2	28	18	157	4	239	30	**
Delta - Tsawwassen	6	0	0	0	0	0	0	0	6	0	n/a
Delta - Ladner	12	3	2	0	0	0	0	2	14	5	180.0
Delta - North	7	12	0	0	12	48	0	0	19	60	-68.3
Delta	25	15	2	0	12	48	0	2	39	65	-40.0
Langley City	0	1	0	0	0	0	0	0	0	1	-100.0
Langley District	29	12	0	0	51	0	54	138	134	150	-10.7
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	49	13	0	0	11	23	21	0	81	36	125.0
New Westminster	12	3	0	0	0	0	0	0	12	3	**
North Vancouver City	0	0	4	0	0	0	0	2	4	2	100.0
North Vancouver DM	4	5	2	16	20	0	0	0	26	21	23.8
Pitt Meadows	5	0	0	0	0	0	0	0	5	0	n/a
Port Coquitlam	0	0	0	0	7	0	2	0	9	0	n/a
Port Moody	3	1	0	0	0	0	0	0	3	1	200.0
Richmond	41	12	10	0	22	17	159	10	232	39	**
Surrey - South	84	5	2	0	21	63	6	0	113	68	66.2
Surrey - Cloverdale	133	19	0	0	15	10	47	8	195	37	**
Surrey - North	112	19	0	0	81	0	82	1	275	20	**
Surrey - Guildford	1	0	0	0	0	0	0	0	1	0	n/a
Surrey - Whalley	10	7	0	0	0	16	0	0	10	23	-56.5
Surrey Total	340	50	2	0	117	89	135	9	594	148	**
University Endowment Lands	1	1	0	0	0	0	0	46	1	47	-97.9
Vancouver - West End	0	0	0	0	0	0	0	225	0	225	-100.0
Vancouver - Downtown	0	0	0	0	0	0	430	156	430	156	175.6
Vancouver - Kitsilano	2	0	4	0	0	0	0	47	6	47	-87.2
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	2	0	0	0	0	2	0	3	2	50.0
Vancouver - Kerrisdale	8	1	0	0	0	0	2	33	10	34	-70.6
Vancouver - Marpole	7	1	0	0	0	0	2	0	9	1	**
Vancouver - Eastside	23	10	10	10	6	0	192	10	231	30	**
Vancouver - Mt. Pleasant	0	0	2	2	0	12	0	0	2	14	-85.7
Vancouver - Strath/Grand	0	0	0	0	0	0	128	0	128	0	n/a
Vancouver - Westside	24	5	0	0	0	0	6	0	30	5	**
Vancouver Total	65	19	16	12	6	12	762	471	849	514	65.2
West Vancouver	14	4	0	0	0	0	0	0	14	4	**
White Rock	1	0	0	0	0	0	2	45	3	45	-93.3
Vancouver CMA	680	159	66	34	279	251	1,294	866	2,319	1,310	77.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	9	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	130	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	0	139	0	0
Coquitlam	20	10	0	0	89	2	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	1
Delta - North	0	9	0	0	0	0	0	0
Delta	0	9	0	0	0	0	0	1
Langley City	0	0	0	0	0	0	0	0
Langley District	19	0	0	0	26	10	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	2	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	16	13	0	0	153	8	0	0
Surrey - South	21	3	0	0	0	0	2	0
Surrey - Cloverdale	0	10	0	0	8	2	12	4
Surrey - North	74	0	0	0	0	0	6	1
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	95	13	0	0	8	2	20	5
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	144	0	0
Vancouver - Downtown	0	0	0	0	226	156	204	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	2	33	0	0
Vancouver - Marpole	0	0	0	0	2	0	0	0
Vancouver - Eastside	6	0	0	0	102	10	28	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	2	0	0	0
Vancouver Total	6	0	0	0	334	343	232	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	2	45	0	0
Vancouver CMA	156	45	0	0	612	551	252	6

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	32	0	0	0	9	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	130	0	0
Burnaby - Remainder	5	12	0	0	0	0	0	0
Burnaby Total	5	44	0	0	0	139	0	0
Coquitlam	28	18	0	0	107	4	50	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	2
Delta - North	12	48	0	0	0	0	0	0
Delta	12	48	0	0	0	0	0	2
Langley City	0	0	0	0	0	0	0	0
Langley District	51	0	0	0	54	138	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	11	23	0	0	21	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	2	0	0
North Vancouver DM	20	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	7	0	0	0	2	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	22	17	0	0	159	10	0	0
Surrey - South	21	63	0	0	0	0	6	0
Surrey - Cloverdale	15	10	0	0	12	2	35	6
Surrey - North	81	0	0	0	68	0	14	1
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	16	0	0	0	0	0	0
Surrey Total	117	89	0	0	80	2	55	7
University Endowment Lands	0	0	0	0	0	0	0	46
Vancouver - West End	0	0	0	0	0	225	0	0
Vancouver - Downtown	0	0	0	0	226	156	204	0
Vancouver - Kitsilano	0	0	0	0	0	47	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	2	0	0	0
Vancouver - Kerrisdale	0	0	0	0	2	33	0	0
Vancouver - Marpole	0	0	0	0	2	0	0	0
Vancouver - Eastside	6	0	0	0	164	10	28	0
Vancouver - Mt. Pleasant	0	12	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	128	0	0	0
Vancouver - Westside	0	0	0	0	6	0	0	0
Vancouver Total	6	12	0	0	530	471	232	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	2	45	0	0
Vancouver CMA	279	251	0	0	957	811	337	55

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Anmore	0	1	0	0	0	0	0	1
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	6	1	0	9	0	0	6	10
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	6	1	0	0	0	0	6	1
Burnaby - Central Park	7	1	0	130	0	0	7	131
Burnaby - Remainder	14	4	0	0	0	0	14	4
Burnaby Total	33	7	0	139	0	0	33	146
Coquitlam	39	9	95	10	0	0	134	19
Delta - Tsawwassen	6	0	0	0	0	0	6	0
Delta - Ladner	14	1	0	0	0	1	14	2
Delta - North	0	7	0	9	0	0	0	16
Delta	20	8	0	9	0	1	20	18
Langley City	0	1	0	0	0	0	0	1
Langley District	39	16	19	0	0	1	58	17
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	22	5	0	0	1	0	23	5
New Westminster	8	0	0	0	0	0	8	0
North Vancouver City	4	2	0	0	0	0	4	2
North Vancouver DM	1	1	0	0	0	0	1	1
Pitt Meadows	2	0	0	0	0	0	2	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	1	1	0	0	0	0	1	1
Richmond	50	13	143	13	0	0	193	26
Surrey - South	45	5	23	3	2	0	70	8
Surrey - Cloverdale	72	14	0	10	12	4	84	28
Surrey - North	61	13	74	0	6	1	141	14
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	4	4	0	0	0	0	4	4
Surrey Total	182	36	97	13	20	5	299	54
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	144	0	0	0	144
Vancouver - Downtown	0	0	226	156	204	0	430	156
Vancouver - Kitsilano	4	0	0	0	0	0	4	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	6	0	0	33	1	0	7	33
Vancouver - Marpole	3	0	0	0	1	0	4	0
Vancouver - Eastside	17	27	106	0	29	1	152	28
Vancouver - Mt. Pleasant	2	0	0	0	0	0	2	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	16	2	0	0	0	0	16	2
Vancouver Total	48	29	332	333	235	1	615	363
West Vancouver	9	1	0	0	0	0	9	1
White Rock	2	10	0	35	0	0	2	45
Vancouver CMA	460	141	686	552	256	8	1,402	701

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - February 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	4	1	0	0	0	0	4	1
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	3	0	0	0	0	0	3	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	7	2	0	41	0	0	7	43
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	15	3	0	0	0	0	15	3
Burnaby - Central Park	9	1	0	130	0	0	9	131
Burnaby - Remainder	31	13	5	12	0	0	36	25
Burnaby Total	62	19	5	183	0	0	67	202
Coquitlam	86	12	103	18	50	0	239	30
Delta - Tsawwassen	6	0	0	0	0	0	6	0
Delta - Ladner	14	3	0	0	0	2	14	5
Delta - North	7	12	12	48	0	0	19	60
Delta	27	15	12	48	0	2	39	65
Langley City	0	1	0	0	0	0	0	1
Langley District	83	22	51	126	0	2	134	150
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	48	13	32	23	1	0	81	36
New Westminster	12	3	0	0	0	0	12	3
North Vancouver City	4	2	0	0	0	0	4	2
North Vancouver DM	4	4	22	17	0	0	26	21
Pitt Meadows	5	0	0	0	0	0	5	0
Port Coquitlam	2	0	7	0	0	0	9	0
Port Moody	3	1	0	0	0	0	3	1
Richmond	74	22	158	17	0	0	232	39
Surrey - South	84	5	23	63	6	0	113	68
Surrey - Cloverdale	145	21	15	10	35	6	195	37
Surrey - North	112	19	149	0	14	1	275	20
Surrey - Guildford	1	0	0	0	0	0	1	0
Surrey - Whalley	10	7	0	16	0	0	10	23
Surrey Total	352	52	187	89	55	7	594	148
University Endowment Lands	1	1	0	0	0	46	1	47
Vancouver - West End	0	0	0	225	0	0	0	225
Vancouver - Downtown	0	0	226	156	204	0	430	156
Vancouver - Kitsilano	6	0	0	47	0	0	6	47
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	3	2	0	0	0	0	3	2
Vancouver - Kerrisdale	9	1	0	33	1	0	10	34
Vancouver - Marpole	7	1	0	0	2	0	9	1
Vancouver - Eastside	34	29	166	0	31	1	231	30
Vancouver - Mt. Pleasant	2	2	0	12	0	0	2	14
Vancouver - Strath/Grand	128	0	0	0	0	0	128	0
Vancouver - Westside	28	5	0	0	2	0	30	5
Vancouver Total	217	40	392	473	240	1	849	514
West Vancouver	14	4	0	0	0	0	14	4
White Rock	3	10	0	35	0	0	3	45
Vancouver CMA	1,004	223	969	1,029	346	58	2,319	1,310

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	% Change
Anmore	0	6	0	0	0	0	0	0	0	6	-100.0
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	3	2	0	0	0	0	0	0	3	2	50.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	3	5	0	0	15	0	0	0	18	5	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - Central Park	2	0	2	0	0	0	0	0	4	0	n/a
Burnaby - Remainder	7	2	0	10	0	0	0	0	7	12	-41.7
Burnaby Total	13	7	2	10	15	0	0	0	30	17	76.5
Coquitlam	33	24	0	4	0	24	0	61	33	113	-70.8
Delta - Tsawwassen	2	0	0	0	0	0	0	0	2	0	n/a
Delta - Ladner	3	0	0	0	0	0	0	0	3	0	n/a
Delta - North	0	0	0	0	0	0	0	0	0	0	n/a
Delta	5	0	0	0	0	0	0	0	5	0	n/a
Langley City	0	0	0	0	0	0	0	32	0	32	-100.0
Langley District	12	18	2	4	19	0	8	56	41	78	-47.4
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	21	23	0	0	0	0	0	0	21	23	-8.7
New Westminster	13	4	0	2	0	0	0	94	13	100	-87.0
North Vancouver City	0	4	0	0	0	0	132	0	132	4	**
North Vancouver DM	3	4	0	0	0	0	0	0	3	4	-25.0
Pitt Meadows	0	2	0	0	0	0	0	0	0	2	-100.0
Port Coquitlam	3	3	0	2	30	11	0	23	33	39	-15.4
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	10	36	2	2	43	3	24	4	79	45	75.6
Surrey - South	28	20	6	2	16	6	2	0	52	28	85.7
Surrey - Cloverdale	44	17	0	0	17	0	46	8	107	25	**
Surrey - North	46	38	0	0	12	5	3	0	61	43	41.9
Surrey - Guildford	0	0	0	0	0	0	64	0	64	0	n/a
Surrey - Whalley	8	4	0	0	0	118	0	0	8	122	-93.4
Surrey Total	126	79	6	2	45	129	115	8	292	218	33.9
University Endowment Lands	1	0	0	2	0	0	0	0	1	2	-50.0
Vancouver - West End	0	0	0	0	0	0	175	0	175	0	n/a
Vancouver - Downtown	0	0	0	0	4	0	110	266	114	266	-57.1
Vancouver - Kitsilano	0	0	0	0	0	0	62	45	62	45	37.8
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	6	0	0	0	0	0	6	-100.0
Vancouver - Kerrisdale	0	2	0	0	0	3	0	0	0	5	-100.0
Vancouver - Marpole	1	9	0	6	0	0	2	0	3	15	-80.0
Vancouver - Eastside	19	44	2	4	6	0	6	8	33	56	-41.1
Vancouver - Mt. Pleasant	0	0	2	6	14	0	0	96	16	102	-84.3
Vancouver - Strath/Grand	0	3	0	0	0	0	0	43	0	46	-100.0
Vancouver - Westside	1	5	0	0	0	3	0	0	1	8	-87.5
Vancouver Total	21	63	4	22	24	6	355	458	404	549	-26.4
West Vancouver	7	4	0	0	0	0	0	0	7	4	75.0
White Rock	2	0	0	0	0	0	6	2	8	2	**
Vancouver CMA	273	280	16	50	176	173	640	738	1,105	1,241	-11.0

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Anmore	3	6	0	0	0	0	0	0	3	6	-50.0
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	4	6	0	0	0	0	0	0	4	6	-33.3
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	5	5	0	0	15	0	91	0	111	5	**
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	1	1	0	2	0	4	0	0	1	7	-85.7
Burnaby - Central Park	3	1	4	0	0	0	0	0	7	1	**
Burnaby - Remainder	18	4	6	10	0	0	0	0	24	14	71.4
Burnaby Total	27	12	10	12	15	4	91	0	143	28	**
Coquitlam	36	24	0	4	0	37	531	71	567	136	**
Delta - Tsawwassen	2	3	0	0	0	0	0	0	2	3	-33.3
Delta - Ladner	3	9	0	0	0	0	0	1	3	10	-70.0
Delta - North	17	8	0	0	0	32	1	0	18	40	-55.0
Delta	22	20	0	0	0	32	1	1	23	53	-56.6
Langley City	0	0	0	0	0	0	0	101	0	101	-100.0
Langley District	29	34	2	16	23	4	142	66	196	120	63.3
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	50	58	10	0	6	0	0	0	66	58	13.8
New Westminster	13	4	0	2	0	0	240	164	253	170	48.8
North Vancouver City	1	6	6	2	20	0	287	0	314	8	**
North Vancouver DM	5	8	0	0	0	0	24	0	29	8	**
Pitt Meadows	3	6	0	0	0	0	0	70	3	76	-96.1
Port Coquitlam	3	3	0	2	30	11	80	23	113	39	189.7
Port Moody	0	6	0	0	0	0	0	230	0	236	-100.0
Richmond	10	54	2	4	94	7	67	289	173	354	-51.1
Surrey - South	58	26	14	12	46	23	271	0	389	61	**
Surrey - Cloverdale	87	48	0	0	17	8	62	13	166	69	140.6
Surrey - North	101	81	2	4	12	5	4	2	119	92	29.3
Surrey - Guildford	0	0	0	0	0	0	64	0	64	0	n/a
Surrey - Whalley	19	10	0	0	10	118	0	0	29	128	-77.3
Surrey Total	265	165	16	16	85	154	401	15	767	350	119.1
University Endowment Lands	1	1	0	4	0	0	0	0	1	5	-80.0
Vancouver - West End	0	0	0	0	0	0	319	0	319	0	n/a
Vancouver - Downtown	0	0	0	0	4	0	110	266	114	266	-57.1
Vancouver - Kitsilano	0	2	0	0	0	0	62	45	62	47	31.9
Vancouver - False Creek	0	0	0	0	7	0	860	0	867	0	n/a
Vancouver - Granville/Oak	0	0	0	6	0	6	21	124	21	136	-84.6
Vancouver - Kerrisdale	1	6	0	0	0	7	0	49	1	62	-98.4
Vancouver - Marpole	2	9	0	8	0	0	2	0	4	17	-76.5
Vancouver - Eastside	22	72	2	12	6	0	6	12	36	96	-62.5
Vancouver - Mt. Pleasant	1	0	2	10	14	0	0	96	17	106	-84.0
Vancouver - Strath/Grand	0	3	0	2	0	0	0	43	0	48	-100.0
Vancouver - Westside	6	17	0	0	6	13	0	90	12	120	-90.0
Vancouver Total	32	109	4	38	37	26	1,380	725	1,453	898	61.8
West Vancouver	13	10	0	0	0	0	0	0	13	10	30.0
White Rock	2	1	0	0	0	0	14	8	16	9	77.8
Vancouver CMA	520	534	50	100	310	275	3,258	1,763	4,138	2,672	54.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	15	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	15	0	0	0	0	0	0	0
Coquitlam	0	24	0	0	0	61	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	0	0	0	0
Langley City	0	0	0	0	0	32	0	0
Langley District	19	0	0	0	8	56	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	94	0	0
North Vancouver City	0	0	0	0	132	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	30	11	0	0	0	23	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	43	0	0	3	24	4	0	0
Surrey - South	16	6	0	0	0	0	2	0
Surrey - Cloverdale	17	0	0	0	31	2	15	6
Surrey - North	12	5	0	0	0	0	3	0
Surrey - Guildford	0	0	0	0	64	0	0	0
Surrey - Whalley	0	102	0	16	0	0	0	0
Surrey Total	45	113	0	16	95	2	20	6
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	175	0	0	0
Vancouver - Downtown	4	0	0	0	110	266	0	0
Vancouver - Kitsilano	0	0	0	0	62	45	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	3	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	2	0	0	0
Vancouver - Eastside	6	0	0	0	6	8	0	0
Vancouver - Mt. Pleasant	14	0	0	0	0	96	0	0
Vancouver - Strath/Grand	0	0	0	0	0	43	0	0
Vancouver - Westside	0	3	0	0	0	0	0	0
Vancouver Total	24	6	0	0	355	458	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	6	2	0	0
Vancouver CMA	176	154	0	19	620	732	20	6

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	15	0	0	0	91	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	4	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	15	4	0	0	91	0	0	0
Coquitlam	0	37	0	0	531	71	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	1
Delta - North	0	32	0	0	0	0	1	0
Delta	0	32	0	0	0	0	1	1
Langley City	0	0	0	0	0	101	0	0
Langley District	23	4	0	0	142	66	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	6	0	0	0	0	0	0	0
New Westminster	0	0	0	0	240	164	0	0
North Vancouver City	20	0	0	0	287	0	0	0
North Vancouver DM	0	0	0	0	24	0	0	0
Pitt Meadows	0	0	0	0	0	70	0	0
Port Coquitlam	30	11	0	0	80	23	0	0
Port Moody	0	0	0	0	0	230	0	0
Richmond	94	4	0	3	67	289	0	0
Surrey - South	46	23	0	0	269	0	2	0
Surrey - Cloverdale	17	8	0	0	37	2	25	11
Surrey - North	12	5	0	0	0	0	4	2
Surrey - Guildford	0	0	0	0	64	0	0	0
Surrey - Whalley	10	102	0	16	0	0	0	0
Surrey Total	85	138	0	16	370	2	31	13
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	319	0	0	0
Vancouver - Downtown	4	0	0	0	110	266	0	0
Vancouver - Kitsilano	0	0	0	0	62	45	0	0
Vancouver - False Creek	7	0	0	0	678	0	182	0
Vancouver - Granville/Oak	0	6	0	0	21	124	0	0
Vancouver - Kerrisdale	0	7	0	0	0	49	0	0
Vancouver - Marpole	0	0	0	0	2	0	0	0
Vancouver - Eastside	6	0	0	0	6	12	0	0
Vancouver - Mt. Pleasant	14	0	0	0	0	96	0	0
Vancouver - Strath/Grand	0	0	0	0	0	43	0	0
Vancouver - Westside	6	13	0	0	0	90	0	0
Vancouver Total	37	26	0	0	1,198	725	182	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	14	8	0	0
Vancouver CMA	310	256	0	19	3,044	1,749	214	14

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Anmore	0	6	0	0	0	0	0	6
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	3	2	0	0	0	0	3	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	3	5	15	0	0	0	18	5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	0	0	0	0	0	1	0
Burnaby - Central Park	4	0	0	0	0	0	4	0
Burnaby - Remainder	7	12	0	0	0	0	7	12
Burnaby Total	15	17	15	0	0	0	30	17
Coquitlam	33	30	0	83	0	0	33	113
Delta - Tsawwassen	2	0	0	0	0	0	2	0
Delta - Ladner	3	0	0	0	0	0	3	0
Delta - North	0	0	0	0	0	0	0	0
Delta	5	0	0	0	0	0	5	0
Langley City	0	0	0	32	0	0	0	32
Langley District	22	25	19	52	0	1	41	78
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	21	23	0	0	0	0	21	23
New Westminster	13	6	0	94	0	0	13	100
North Vancouver City	0	4	132	0	0	0	132	4
North Vancouver DM	3	4	0	0	0	0	3	4
Pitt Meadows	0	2	0	0	0	0	0	2
Port Coquitlam	3	5	30	34	0	0	33	39
Port Moody	0	0	0	0	0	0	0	0
Richmond	34	42	45	0	0	3	79	45
Surrey - South	26	20	24	8	2	0	52	28
Surrey - Cloverdale	48	19	44	0	15	6	107	25
Surrey - North	46	38	12	5	3	0	61	43
Surrey - Guildford	0	0	64	0	0	0	64	0
Surrey - Whalley	8	4	0	102	0	16	8	122
Surrey Total	128	81	144	115	20	22	292	218
University Endowment Lands	1	0	0	2	0	0	1	2
Vancouver - West End	0	0	175	0	0	0	175	0
Vancouver - Downtown	0	0	114	266	0	0	114	266
Vancouver - Kitsilano	0	0	62	45	0	0	62	45
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	6	0	0	0	0	0	6
Vancouver - Kerrisdale	0	2	0	3	0	0	0	5
Vancouver - Marpole	3	15	0	0	0	0	3	15
Vancouver - Eastside	27	55	6	0	0	1	33	56
Vancouver - Mt. Pleasant	2	6	14	96	0	0	16	102
Vancouver - Strath/Grand	0	3	0	43	0	0	0	46
Vancouver - Westside	1	5	0	3	0	0	1	8
Vancouver Total	33	92	371	456	0	1	404	549
West Vancouver	7	4	0	0	0	0	7	4
White Rock	8	2	0	0	0	0	8	2
Vancouver CMA	329	346	756	868	20	27	1,105	1,241

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Belcarra													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Bowen Island													
February 2010	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
February 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
Year-to-date 2009	0	0.0	1	12.5	0	0.0	0	0.0	7	87.5	8	--	--
Burnaby													
February 2010	0	0.0	0	0.0	0	0.0	3	15.0	17	85.0	20	869,500	945,910
February 2009	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	10.8	33	89.2	37	889,000	956,724
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	11.8	15	88.2	17	899,000	938,032
Coquitlam													
February 2010	0	0.0	0	0.0	7	20.6	16	47.1	11	32.4	34	659,900	680,600
February 2009	0	0.0	0	0.0	0	0.0	17	65.4	9	34.6	26	734,895	749,760
Year-to-date 2010	0	0.0	0	0.0	7	18.4	17	44.7	14	36.8	38	659,900	711,139
Year-to-date 2009	0	0.0	0	0.0	0	0.0	17	65.4	9	34.6	26	734,895	749,760
Delta													
February 2010	0	0.0	0	0.0	1	12.5	2	25.0	5	62.5	8	--	--
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	1	4.2	2	8.3	10	41.7	11	45.8	24	712,500	773,983
Year-to-date 2009	0	0.0	0	0.0	1	5.9	10	58.8	6	35.3	17	603,645	708,301
Langley City													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Langley District													
February 2010	0	0.0	0	0.0	5	50.0	3	30.0	2	20.0	10	634,000	695,875
February 2009	2	6.3	4	12.5	8	25.0	13	40.6	5	15.6	32	619,000	653,658
Year-to-date 2010	0	0.0	0	0.0	11	40.7	9	33.3	7	25.9	27	669,000	733,209
Year-to-date 2009	2	3.8	4	7.5	14	26.4	22	41.5	11	20.8	53	619,900	683,487

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Maple Ridge													
February 2010	0	0.0	8	25.0	20	62.5	4	12.5	0	0.0	32	559,900	544,519
February 2009	0	0.0	5	41.7	6	50.0	1	8.3	0	0.0	12	524,900	535,783
Year-to-date 2010	0	0.0	16	23.9	38	56.7	11	16.4	2	3.0	67	560,900	561,251
Year-to-date 2009	0	0.0	10	24.4	20	48.8	11	26.8	0	0.0	41	560,900	569,163
New Westminster													
February 2010	0	0.0	0	0.0	6	54.5	5	45.5	0	0.0	11	589,000	593,136
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	6	54.5	5	45.5	0	0.0	11	589,000	593,136
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
North Vancouver City													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
North Vancouver DM													
February 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Pitt Meadows													
February 2010	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
February 2009	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	--	--
Year-to-date 2009	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	--	--
Port Coquitlam													
February 2010	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
February 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Port Moody													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	1	14.3	0	0.0	0	0.0	6	85.7	7	--	--
Richmond													
February 2010	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	--	--
February 2009	0	0.0	0	0.0	0	0.0	3	10.0	27	90.0	30	1,000,000	1,057,794
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	20.0	8	80.0	10	1,000,000	1,075,900
Year-to-date 2009	0	0.0	0	0.0	0	0.0	10	21.7	36	78.3	46	1,000,000	1,054,105

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
February 2010	0	0.0	9	7.0	67	51.9	32	24.8	21	16.3	129	575,000	638,354
February 2009	0	0.0	1	1.1	21	23.3	29	32.2	39	43.3	90	707,500	809,250
Year-to-date 2010	0	0.0	15	5.7	126	47.5	80	30.2	44	16.6	265	599,000	643,795
Year-to-date 2009	1	0.6	3	1.7	61	34.1	53	29.6	61	34.1	179	669,000	737,376
University Endowment Lands													
February 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver City													
February 2010	0	0.0	0	0.0	0	0.0	3	8.8	31	91.2	34	881,500	1,498,794
February 2009	1	1.6	0	0.0	1	1.6	8	12.7	53	84.1	63	859,500	959,274
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	8.3	44	91.7	48	1,000,000	1,771,935
Year-to-date 2009	1	1.0	0	0.0	2	2.0	8	8.0	89	89.0	100	885,000	1,132,515
West Vancouver													
February 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
February 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
White Rock													
February 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Vancouver CMA													
February 2010	0	0.0	17	5.6	108	35.5	74	24.3	105	34.5	304	645,000	824,462
February 2009	3	1.1	10	3.6	38	13.6	74	26.4	155	55.4	280	750,000	868,520
Year-to-date 2010	0	0.0	32	5.7	192	34.5	148	26.6	185	33.2	557	640,000	828,226
Year-to-date 2009	4	0.8	20	3.8	101	19.4	136	26.2	259	49.8	520	749,500	864,533

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2010						
Submarket	**Feb 2010**	**Feb 2009**	**% Change**	**YTD 2010**	**YTD 2009**	**% Change**
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	945,910	--	n/a	956,724	938,032	2.0
Coquitlam	680,600	749,760	-9.2	711,139	749,760	-5.2
Delta	--	--	n/a	773,983	708,301	9.3
Langley City	--	--	n/a	--	--	n/a
Langley District	695,875	653,658	6.5	733,209	683,487	7.3
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	544,519	535,783	1.6	561,251	569,163	-1.4
New Westminster	593,136	--	n/a	593,136	--	n/a
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	--	--	n/a
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	--	1,057,794	n/a	1,075,900	1,054,105	2.1
Surrey Total	638,354	809,250	-21.1	643,795	737,376	-12.7
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,498,794	959,274	56.2	1,771,935	1,132,515	56.5
West Vancouver	--	--	n/a	--	--	n/a
White Rock	--	--	n/a	--	--	n/a
Vancouver CMA	824,462	868,520	-5.1	828,226	864,533	-4.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
February 2010

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2009	January	292	5,834	5%	782,961	109	2,334	5%	449,389	362	5,798	6%	365,657
	February	589	6,118	10%	792,551	244	2,463	10%	437,233	650	5,962	11%	353,064
	March												
	April												
	May												
	June												
	July												
	August												
	September												
	October												
	November												
	December												
2010	January	709	4,134	17%	950,785	327	1,462	22%	552,971	891	4,621	19%	420,566
	February	984	4,694	21%	963,191	417	1,582	26%	550,873	1,074	5,070	21%	432,964
	March												
	April												
	May												
	June												
	July												
	August												
	September												
	October												
	November												
	December												

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the REBGV, does not include Langley, North Delta,, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 5: MLS® Residential Activity for Vancouver
First Quarter 2010

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2009	Q1	1,785	6,073	10%	779,587	745	2,442	10%	442,963	1,990	5,848	11%	357,775
	Q2												
	Q3												
	Q4												
2010	Q1												
	Q2												
	Q3												
	Q4												

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the REBGV, does not include Langley, North Delta,, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators
February 2010

		Interest Rates			NHPI, Total, Vancouver CMA 1997=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.7	112.0	1,230	5.2	66.1	818
	February	627	5.00	5.79	116.2	112.5	1,225	5.8	66.1	821
	March	613	4.50	5.55	114.9	112.6	1,222	6.2	66.2	816
	April	596	3.90	5.25	113.5	112.6	1,228	6.6	66.6	815
	May	596	3.90	5.25	114.0	113.3	1,232	6.9	66.9	809
	June	631	3.75	5.85	113.0	113.3	1,239	7.1	67.3	809
	July	631	3.75	5.85	114.3	112.9	1,237	7.2	67.1	804
	August	631	3.75	5.85	114.5	113.6	1,235	7.4	67.1	812
	September	610	3.70	5.49	116.1	113.5	1,238	7.2	66.9	818
	October	630	3.80	5.84	116.9	112.7	1,238	7.4	67.0	827
	November	616	3.60	5.59	117.2	113.1	1,240	7.4	66.9	823
	December	610	3.60	5.49	118.0	112.7	1,238	7.7	66.9	824
2010	January	610	3.60	5.49	118.5	113.1	1,241	7.8	67.0	823
	February	604	3.60	5.39		113.9	1,241	7.7	66.8	826
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM). Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford CMA
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2010	23	0	6	1	7	0	0	0	37
February 2009	8	0	4	0	16	0	0	0	28
% Change	187.5	n/a	50.0	n/a	-56.3	n/a	n/a	n/a	32.1
Year-to-date 2010	45	0	10	1	7	0	0	0	63
Year-to-date 2009	17	0	8	0	16	0	0	0	41
% Change	164.7	n/a	25.0	n/a	-56.3	n/a	n/a	n/a	53.7
UNDER CONSTRUCTION									
February 2010	174	0	60	10	45	157	1	0	447
February 2009	212	0	64	24	64	694	0	0	1,058
% Change	-17.9	n/a	-6.3	-58.3	-29.7	-77.4	n/a	n/a	-57.8
COMPLETIONS									
February 2010	17	0	10	8	0	63	0	0	98
February 2009	16	0	8	0	16	0	0	0	40
% Change	6.3	n/a	25.0	n/a	-100.0	n/a	n/a	n/a	145.0
Year-to-date 2010	37	0	16	8	6	136	0	0	203
Year-to-date 2009	34	0	20	0	49	0	0	0	103
% Change	8.8	n/a	-20.0	n/a	-87.8	n/a	n/a	n/a	97.1
COMPLETED & NOT ABSORBED									
February 2010	84	0	8	9	35	76	0	0	212
February 2009	165	0	22	12	79	20	0	0	298
% Change	-49.1	n/a	-63.6	-25.0	-55.7	**	n/a	n/a	-28.9
ABSORBED									
February 2010	13	0	9	1	1	64	0	0	88
February 2009	11	0	16	0	4	0	0	0	31
% Change	18.2	n/a	-43.8	n/a	-75.0	n/a	n/a	n/a	183.9
Year-to-date 2010	35	0	11	1	7	134	0	0	188
Year-to-date 2009	34	0	36	0	21	0	0	0	91
% Change	2.9	n/a	-69.4	n/a	-66.7	n/a	n/a	n/a	106.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
February 2010	13	0	6	1	7	0	0	0	27
February 2009	5	0	4	0	16	0	0	0	25
Fraser Valley H RDA									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	0	0	0	0	0	0	0
Mission DM									
February 2010	10	0	0	0	0	0	0	0	10
February 2009	3	0	0	0	0	0	0	0	3
Abbotsford CMA									
February 2010	23	0	6	1	7	0	0	0	37
February 2009	8	0	4	0	16	0	0	0	28
UNDER CONSTRUCTION									
Abbotsford City									
February 2010	114	0	60	10	45	157	1	0	387
February 2009	146	0	64	24	62	694	0	0	990
Fraser Valley H RDA									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	0	0	0	0	0	0	0
Mission DM									
February 2010	60	0	0	0	0	0	0	0	60
February 2009	66	0	0	0	2	0	0	0	68
Abbotsford CMA									
February 2010	174	0	60	10	45	157	1	0	447
February 2009	212	0	64	24	64	694	0	0	1,058
COMPLETIONS									
Abbotsford City									
February 2010	12	0	10	8	0	63	0	0	93
February 2009	8	0	8	0	16	0	0	0	32
Fraser Valley H RDA									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	0	0	0	0	0	0	0
Mission DM									
February 2010	5	0	0	0	0	0	0	0	5
February 2009	8	0	0	0	0	0	0	0	8
Abbotsford CMA									
February 2010	17	0	10	8	0	63	0	0	98
February 2009	16	0	8	0	16	0	0	0	40

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
February 2010	62	0	8	9	19	64	0	0	162
February 2009	88	0	22	12	42	8	0	0	172
Fraser Valley H RDA									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	0	0	0	0	0	0	0
Mission DM									
February 2010	22	0	0	0	16	12	0	0	50
February 2009	77	0	0	0	37	12	0	0	126
Abbotsford CMA									
February 2010	84	0	8	9	35	76	0	0	212
February 2009	165	0	22	12	79	20	0	0	298
ABSORBED									
Abbotsford City									
February 2010	4	0	9	1	0	64	0	0	78
February 2009	7	0	16	0	4	0	0	0	27
Fraser Valley H RDA									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	0	0	0	0	0	0	0
Mission DM									
February 2010	9	0	0	0	1	0	0	0	10
February 2009	4	0	0	0	0	0	0	0	4
Abbotsford CMA									
February 2010	13	0	9	1	1	64	0	0	88
February 2009	11	0	16	0	4	0	0	0	31

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2A: History of Housing Starts of Abbotsford CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418
% Change	9.9	0.0	n/a	100.0	-81.8	n/a	-100.0	n/a	3.2
2000	373	2	0	1	22	0	6	0	405

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	% Change
Abbotsford City	14	5	0	2	7	14	6	4	27	25	8.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	10	3	0	0	0	0	0	0	10	3	**
Abbotsford CMA	24	8	0	2	7	14	6	4	37	28	32.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Abbotsford City	27	13	0	2	7	14	10	8	44	37	18.9
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	19	4	0	0	0	0	0	0	19	4	**
Abbotsford CMA	46	17	0	2	7	14	10	8	63	41	53.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Abbotsford City	7	14	0	0	6	4	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	7	14	0	0	6	4	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	7	14	0	0	10	8	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford CMA	7	14	0	0	10	8	0	0

Table 2.4: Starts by Submarket and by Intended Market
February 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Abbotsford City	19	9	8	16	0	0	27	25
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	10	3	0	0	0	0	10	3
Abbotsford CMA	29	12	8	16	0	0	37	28

Table 2.5: Starts by Submarket and by Intended Market
January - February 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	36	21	8	16	0	0	44	37
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	19	4	0	0	0	0	19	4
Abbotsord CMA	55	25	8	16	0	0	63	41

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	% Change
Abbotsford City	20	8	0	16	0	0	73	8	93	32	190.6
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	5	8	0	0	0	0	0	0	5	8	-37.5
Abbotsford CMA	25	16	0	16	0	0	73	8	98	40	145.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Abbotsford City	22	18	0	16	6	33	152	20	180	87	106.9
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	23	16	0	0	0	0	0	0	23	16	43.8
Abbotsford CMA	45	34	0	16	6	33	152	20	203	103	97.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Abbotsford City	0	0	0	0	73	8	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	**0**	**0**	**0**	**0**	**73**	**8**	**0**	**0**

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	6	33	0	0	152	20	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford CMA	**6**	**33**	**0**	**0**	**152**	**20**	**0**	**0**

Table 3.4: Completions by Submarket and by Intended Market
February 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Abbotsford City	22	16	71	16	0	0	93	32
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	5	8	0	0	0	0	5	8
Abbotsford CMA	**27**	**24**	**71**	**16**	**0**	**0**	**98**	**40**

Table 3.5: Completions by Submarket and by Intended Market
January - February 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	30	38	150	49	0	0	180	87
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	23	16	0	0	0	0	23	16
Abbotsord CMA	**53**	**54**	**150**	**49**	**0**	**0**	**203**	**103**

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
February 2010	0	0.0	0	0.0	4	80.0	1	20.0	0	0.0	5	--	--
February 2009	0	0.0	0	0.0	2	28.6	1	14.3	2	28.6	7	--	--
Year-to-date 2010	0	0.0	1	10.0	1	10.0	2	20.0	1	10.0	10	564,000	600,180
Year-to-date 2009	0	0.0	1	5.0	6	30.0	3	15.0	6	30.0	20	591,000	659,305
Fraser Valley H RDA													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Mission DM													
February 2010	1	11.1	8	88.9	0	0.0	0	0.0	0	0.0	9	--	--
February 2009	0	0.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2010	2	7.7	23	88.5	0	0.0	0	0.0	0	0.0	26	449,700	448,585
Year-to-date 2009	0	0.0	9	64.3	0	0.0	0	0.0	0	0.0	14	497,450	501,236
Abbotsford CMA													
February 2010	1	7.1	8	57.1	0	0.0	1	7.1	0	0.0	14	479,450	497,986
February 2009	0	0.0	3	27.3	2	18.2	1	9.1	2	18.2	11	560,000	593,491
Year-to-date 2010	2	5.6	24	66.7	1	2.8	2	5.6	1	2.8	36	462,900	490,694
Year-to-date 2009	0	0.0	10	29.4	6	17.6	3	8.8	6	17.6	34	549,900	594,218

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2010						
Submarket	Feb 2010	Feb 2009	% Change	YTD 2010	YTD 2009	% Change
Abbotsford City	--	--	n/a	600,180	659,305	-9.0
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	--	--	n/a	448,585	501,236	-10.5
Abbotsford CMA	497,986	593,491	-16.1	490,694	594,218	-17.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
February 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	361	-60.2	648	1,752	2,015	32.2	400,783	-6.4	416,116
	February	643	-48.0	761	2,004	2,108	36.1	392,138	-10.2	399,931
	March	932	-24.7	870	2,626	2,023	43.0	392,692	-11.5	389,590
	April	1,220	-27.7	1,005	2,210	1,955	51.4	409,168	-6.8	407,994
	May	1,415	-7.6	1,149	2,500	2,036	56.4	419,378	-3.1	403,487
	June	1,877	41.3	1,356	2,497	2,049	66.2	424,728	-4.9	412,992
	July	1,982	63.0	1,492	2,823	2,261	66.0	425,479	-1.7	420,410
	August	1,669	91.0	1,583	2,209	2,348	67.4	434,841	0.7	432,283
	September	1,488	61.0	1,557	2,321	2,089	74.5	436,754	5.5	432,694
	October	1,583	120.5	1,765	2,466	2,407	73.3	445,637	7.5	456,570
	November	1,409	191.7	1,756	1,833	2,492	70.5	431,678	7.1	440,598
	December	1,081	142.9	1,719	1,192	2,651	64.8	446,546	8.8	440,129
2010	January	905	150.7	1,605	2,572	2,985	53.8	433,971	8.3	443,700
	February	1,119	74.0	1,330	2,573	2,728	48.8	436,157	11.2	444,013
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	1,936	-42.8		6,382			394,017	-9.8	
	Q1 2010	N/A			N/A			N/A		
	YTD 2009	1,004	-53.2		3,756			395,246	-8.7	
	YTD 2010	2,024	101.6		5,145			435,179	10.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
All figures contained in this publication are smoothed data, except for sales and active listings
Raw data: data observed for the current quarter
Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend
[1] Single-family homes: detached, semi-detached and row homes
[2] At the end of the quarter
"**": observed change greater than 100%
n/a: data not available when fewer than 8 sales are recorded during the quarter
Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

Table 6: Economic Indicators
February 2010

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.2	111.4	87	6.2	69.2	744
	February	627	5.00	5.79	115.9	111.9	87	6.6	69.0	752
	March	613	4.50	5.55	114.6	112.0	85	7.0	67.6	763
	April	596	3.90	5.25	113.3	112.1	84	7.2	66.9	754
	May	596	3.90	5.25	113.7	112.9	83	7.7	66.5	752
	June	631	3.75	5.85	112.8	112.8	84	8.3	67.4	747
	July	631	3.75	5.85	113.5	112.4	84	9.0	67.8	752
	August	631	3.75	5.85	113.7	112.8	85	8.8	68.5	764
	September	610	3.70	5.49	115.1	112.7	86	8.7	69.3	768
	October	630	3.80	5.84	115.8	112.1	88	7.9	70.0	774
	November	616	3.60	5.59	116.1	112.4	89	7.8	70.5	774
	December	610	3.60	5.49	116.8	111.9	89	7.3	70.4	786
2010	January	610	3.60	5.49	117.3	112.2	89	7.3	70.2	798
	February	604	3.60	5.39		113.2	89	6.6	69.7	799
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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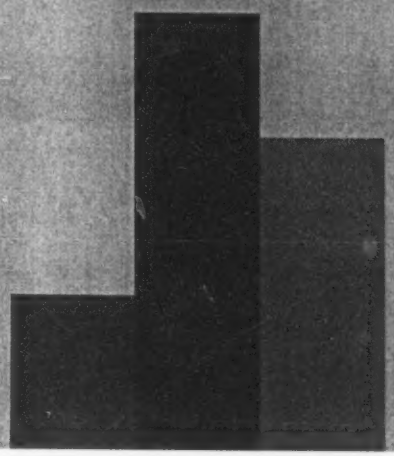

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